

Make a Planning Appeal

Direct URL: <https://forms.gov.ie/en/68e6334b054d8f2739f8ad5b>

Response ID	6aabc3f07f34d65732a3dedf
Date submitted	17/09/2026

Check if you can appeal to An Coimisiún Pleanála

1. What type of appeal are you making?	First-party appeal (I lodged the original application to the planning authority)
2. Select the statement that applies to you	I am the appellant
3. Throughout the appeal process, we may issue correspondence to the appellant/agent as selected above by email. Please confirm that you are satisfied to receive correspondence by email	Yes

Appeal type

This section will determine the type of appeal you wish to make and calculate the fee involved. If you qualify for the reduced fee, only that amount will be charged.

4. Is your appeal solely under Section 48 and/or Section 49 of the Planning and Development Acts?	No
5. Are you appealing against a non-financial condition that has been attached to a permission by the planning authority?	No
6. Does your appeal include retention?	No
7. Does your appeal relate to commercial development?	No
8. Does your appeal or application include an Environmental Impact Assessment Report (EIAR) or Natura Impact Statement (NIS)?	No
9. Do you wish to request an oral hearing?	No
10. Please confirm the following fee details are correct:	Yes

Appellant/company details

This section is for details of the person/company who is making the appeal. If you are an agent submitting an appeal on behalf of a person/company, please include their details on this page. You can submit your agent details on the next page if applicable

11. Appellant's full name/Company name	Brotherhood Coffee Ltd t/a Brother Bean Coffee
12. Is the appellant/company's address in the Republic of Ireland?	Yes
13. Address	30 HOLLYWOOD DRIVE DUBLIN 14 DUBLIN D14P894 Ireland
14. Phone number	+353868447270
15. Is there more than one appellant associated with this appeal?	No

*Please be advised that An Coimisiún Pleanála will only correspond with one appellant throughout the appeal process. If you wish to include further appellants on the appeal you may do so in your grounds to appeal document.
If the appeal is a third party appeal, you must ensure that you have a planning authority submission acknowledgement letter for each appellant listed. This must be uploaded with your appeal documents.*

Details about the proposed development

This section asks for details about the planning authority decision you wish to appeal

16. Planning authority	Dun Laoghaire/Rathdown County Council
17. Planning authority register reference number	REF11626
18. Address of proposed development	BROTHER BEAN COFFEE CO. 4 BALLINTEER ROAD DUBLIN 16 DUBLIN D16V343 Ireland

Grounds for appeal

19. Describe the grounds of your appeal (planning reasons and arguments). You can enter them here or attach them as a document below	This referral seeks review of the declaration issued by Dún Laoghaire-Rathdown County Council (DLRCC) under REF11626 / Declaration 749 concerning the existing operation of Brother Bean Coffee at Unit 4, Ballinteer Road, Ballinteer, Dublin 16. DLRCC determined that the use of the premises as what it described as a "coffee shop/café" constitutes a material change of use from the established retail shop use and is development which is not exempted development. The Referrer respectfully disagrees. The primary case is not that a change from retail to café use should be exempt. It is that no material change of use from the established shop/retail use has occurred in the first place. The objective characteristics of the operation are: • approximately 93% of transactions are takeaway; • all customers order and pay at the counter; • there is no table service, waiting staff or table-ordering system; • there is no commercial kitchen, commercial extraction, deep-fat frying, grilling or substantive cooking; • food products are sourced from third-party suppliers or central production facilities as finished products; • the premises retails coffee, beverages, packaged/finished food products, coffee beans, coffee-related products and merchandise; • the physical layout is centered on the service/retail counter and product displays; and • the limited seating is ancillary and subordinate to the retail operation. Taken together, these facts demonstrate a small counter-service retail operation in which on-premises consumption is secondary. The established retail use has evolved in product mix and presentation, but its planning character has not materially changed.
20. Attachment describing the grounds of your appeal (planning reasons and arguments)	1-An Coimisiun Pleanana Referral Sept 2026 - Ballinteer.pdf - Virus scan flagged the file as clean

You can also attach further supporting materials on the next page

Supporting material

If you wish you can include supporting materials with your appeal. Supporting materials include photographs, plans, surveys, drawings, technical guidance documents and so on.

Please note An Coimisiún Pleanála will receive a complete copy of documents/drawings/maps that were submitted at planning authority stage. When submitting supporting material, please only include new documents. (This does not apply to third party appeals where we will always require a copy of your planning authority submission acknowledgement letter.)

21. Supporting material 1	An Coimisiun Pleanana Referral Sept 2026 - Ballinteer.pdf - Virus scan flagged the file as clean
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If you have added attachments, submitting the form may take a few moments. Thanks for your patience.