

The Secretary
An Coimisiún Pleanála
64 Marlborough Street
Dublin 1

AN COIMISIÚN PLEANÁLA	
LDG-	<u>FEE - PAY - 003955</u>
ACP-	
06 AUG 2026	
Fee: €	<u>1500</u> Type: <u>CHEQUE</u>
Time: <u>5:06</u>	By: <u>HAND</u>

6th August 2026

RE: First Party Appeal against Condition No. 2 of Dún Laoghaire-Rathdown County Council decision to grant permission for development at McDonald's Restaurant, The Park, Glenamuck Road, Carrickmines, Dublin 18, D18 XV2C

Applicant – McDonald's Restaurants of Ireland Ltd.

Dún Laoghaire-Rathdown County Council Application Reg. Ref. D26A/0305/WEB

Date of Council Decision – 22nd July 2026

Last Date for Appeal – 18th August 2026

Dear Sir/Madam,

DOWNEY, Chartered Town Planners, 29 Merrion Square, Dublin 2, D02 RW64, have been engaged by our client and the applicant, McDonald's Restaurants of Ireland Ltd., 23 Jervis Street, North City, Dublin 1, D01 TH72, to prepare this First Party Appeal against Condition No. 2 attached to Dún Laoghaire-Rathdown County Council's decision to grant planning permission for upgrade works at McDonald's restaurant, The Park, Glenamuck Road, Carrickmines, Dublin 18, D18 XV2C, under application Reg. Ref. D26A/0305/WEB. The aforesaid Condition relates to the provision of a shower space within the building. The first party appeal is made within the statutory four-week period, and the requisite fee is enclosed (a cheque to the value of €1,500).

The proposed development, as per the description contained within the statutory planning notice, provides for:

"We McDonald's Restaurants of Ireland Ltd., intend to apply for permission for development at McDonald's restaurant, The Park, Glenamuck Road, Carrickmines, Dublin 18, D18 XV2C. The development will consist of proposed extensions to the building including bin store, store room, larger crew room, corral area, kitchen and dining area, and 'McDelivery' area, with new entrance lobby and sliding entrance doors; internal modifications/upgrade works and external elevational modifications to facilitate these extensions; removal of existing, unused stand-alone shower building and re-location of bicycle parking stands to allow for the provision of a new fast-forward booth and associated bay; reconfiguration of existing car park area; landscaping including works to the external patio area and to pedestrian routes; and all other associated site works necessary to facilitate the development."

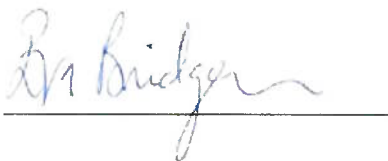
To support this first party appeal, please find enclosed the following:

- 1 no. cheque for the appropriate fee (€1,500);
- Copy of Dún Laoghaire-Rathdown County Council's decision to grant permission under application Reg. Ref. D26A/0305/WEB; and,
- 1 no. First Party Appeal Statement prepared by DOWNEY.

We contend that this First Party Appeal provides comprehensive reasons for the removal of Condition No. 2. In light of the above, DOWNEY, on behalf of McDonald's Restaurants of Ireland Ltd., respectfully requests that An Coimisiún Pleanála give due consideration to the grounds set forth in the enclosed First Party Appeal and remove Condition 2 attached to Dún Laoghaire-Rathdown County Council's decision to grant permission.

We look forward to the Commission's decision in due course.

Yours sincerely,



Eva Bridgeman MIPI

Director

For and on behalf of DOWNEY

DCWNEY

29 Merrion Square, D02RW64

FIRST PARTY APPEAL AGAINST CONDITION

**Condition 2 Attached to
Reg. Ref. D26A/0305/WEB**

**McDonald's Restaurant, The Park,
Glenamuck Road, Carrickmines,
Dublin 18, D18 XV2C**

Applicant: McDonald's Restaurants of Ireland Ltd.

August 2026

EXECUTIVE SUMMARY

DOWNEY, Chartered Town Planners, 29 Merrion Square, Dublin 2, D02 RW64, have been engaged by our client and the applicant, McDonald's Restaurants of Ireland Ltd., 23 Jervis Street, North City, Dublin 1, D01 TH72, to prepare this First Party Appeal against Condition No. 2 attached to Dún Laoghaire-Rathdown County Council's decision to grant planning permission under application Reg. Ref. D26A/0305/WEB for proposed improvement works and upgrades to an existing McDonald's restaurant at The Park, Glenamuck Road, Carrickmines, Dublin 18, D18 XV2C. The aforesaid Condition requires the provision of a new shower-facility located within the existing building.

While the applicant welcomes Dún Laoghaire-Rathdown County Council's decision to permit the proposed development, our client wishes to appeal Condition No. 2. As set out within the application, and this appeal, there are existing shower facilities provided for the staff of the McDonald's Restaurant, which are not used and were a requirement under the parent permission (Reg. Ref. D11A/0497). As such, the subject application is seeking to remove this existing, detached shower facility and allow for the provision of an upgraded and improved drive-thru lane associated with the restaurant. Condition 2 of the Council's decision is now requesting the provision of a new shower facility within the existing building; however, it is submitted that there is no space to provide showering facilities, given the existing site constraints. It is also submitted that the shower facility will not be used, as has been the case for the last decade.

DOWNEY, on behalf of the applicant, therefore respectfully request that An Coimisiún Pleanála remove this condition from the decision to grant permission.

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D C W N E Y

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Approved by	E.B. MIPI Director	06/08/2026	V_02_FINAL

1.0 INTRODUCTION

DOWNEY, Chartered Town Planners, 29 Merrion Square, Dublin 2, D02 RW64, have been engaged by our client and the applicant, McDonald's Restaurants of Ireland Ltd., 23 Jervis Street, North City, Dublin 1, D01 TH72, to prepare this First Party Appeal against Condition No. 2 attached to Dún Laoghaire-Rathdown County Council's decision to grant planning permission for proposed modifications/upgrade works to an existing McDonald's drive-thru restaurant, located at The Park, Glenamuck Road, Carrickmines, Dublin 18, D18 XV2C under application Reg. Ref. D26A/0305/WEB. The aforesaid Condition requires the provision of a new shower facility, located within the existing restaurant building. For the reasons set out in this Planning Appeal, it is submitted that this is unnecessary and unfeasible given the constraints of the application site and existing building.

The proposed development, as per the description contained within the statutory planning notice, provides for:

"We McDonald's Restaurants of Ireland Ltd., intend to apply for permission for development at McDonald's restaurant, The Park, Glenamuck Road, Carrickmines, Dublin 18, D18 XV2C. The development will consist of proposed extensions to the building including bin store, store room, larger crew room, corral area, kitchen and dining area, and 'McDelivery' area, with new entrance lobby and sliding entrance doors; internal modifications/upgrade works and external elevational modifications to facilitate these extensions; removal of existing, unused stand-alone shower building and re-location of bicycle parking stands to allow for the provision of a new fast-forward booth and associated bay; reconfiguration of existing car park area; landscaping including works to the external patio area and to pedestrian routes; and all other associated site works necessary to facilitate the development."

Please find enclosed a cheque for €1,500, which is the requisite fee for a first party appeal of this type. It is also critical to note this first party appeal is being made, as required, within the statutory four-week period from the date of decision, 22nd July 2026, meaning that the last date for appeals is 18th August 2026.

2.0 SITE LOCATION & DESCRIPTION

The subject site, extending to 0.14ha in size, comprises an existing McDonald's drive-thru restaurant. It is located within the wider retail park known as 'The Park', located in Carrickmines. The Park comprises multiple retail warehousing units, as well as cafés, and 2 no. drive-thru restaurant units, along with a medical building and offices to the east. The subject site has been in operation as a McDonald's drive-thru restaurant for nearly 15-years, serving Carrickmines and the surrounding area. The existing restaurant therefore offers a complementary food and beverage offering for patrons visiting the retail park and from the surrounding area.

The site is currently accessed off a shared access point within The Park retail park, sharing an access with KFC drive-thru restaurant. The Park in turn is located off Ballyogan Road to the north and Glenamuck Road to the east, which in turn is located adjacent to the M50 Motorway.

McDonald's Restaurant, The Park, Glenamuck Road, Carrickmines, Dublin 18, D18 XV2C



Figure 1. Aerial View of the Site Location (approximate site boundaries outlined in red)



Figure 2. Streetview of Existing McDonald's Restaurant

3.0 PLANNING HISTORY

DOWNEY have carried out a comprehensive examination of the planning history pertaining to the subject site, and note the following application of relevance:

Reg. Ref. D11A/0497 / ACP 06D.240090: By Order dated 16th October 2012, An Coimisiún Pleanála overturned the decision of the local authority and granted permission at the subject site for the construction of 2 no. single-storey family restaurants (with drive-thru facilities), with 36 surface parking spaces, a pedestrian crossing point as well as a raised pedestrian priority area on a neighbouring access road serving the proposed development.

This acts as the parent permission for this restaurant, with no further planning applications on the site, until the subject application (now subject to this appeal).

4.0 GROUNDS FOR FIRST PARTY APPEAL

While the applicant very much welcomes Dún Laoghaire-Rathdown County Council's decision to permit the proposed development on this site under application Reg. Ref. D26A/0305/WEB, our client wishes to appeal Condition No. 2 attached to the Council's decision, which requires the provision of a shower facility in the existing restaurant building.

4.1 Condition No. 2

Condition No. 2 states:

"a) One (1) no. shower space shall be provided in accordance with DLRCC's Standards for Cycle Parking and associated Cycling Facilities for New Developments (2018). The proposed shower place shall be located within the building (McDonald's Restaurants) and may be facilitated by increasing the footprint (beyond what has been indicated on the architectural drawings).

REASON: To accord with DLRCC's Standards for Cycle Parking and associated Cycling Facilities for New Developments (2018)."

As set out within the application and this appeal, the store is already serviced by a detached shower facility, however it has never been used. As such, in order to facilitate the required improvement works to the existing drive-thru restaurant, it is proposed to demolish this **unused structure**. Given the site's location within a confined site area, it is submitted that a restrictive condition requiring an unnecessary facility is not appropriate in this case.

DOWNEY respectfully request An Coimisiún Pleanála to take due consideration of the grounds set out within this appeal and grant permission with the removal of Condition No. 2.

4.2 Existing Shower Facility Not in Use

DOWNEY respectfully requests the Commission to remove Condition No. 2 of the Grant of Permission, which requires the provision of a shower facility within the existing building as part of their permission granting the removal of the existing external shower block. The existing shower facility, located

between the applicant's drive-thru lane and the adjoining takeaway drive-thru, has never been used by McDonald's staff for its intended purpose since it was constructed over fourteen years, back in 2012. Throughout its operational life, the facility has remained unused, demonstrating that there is no operational demand or practical requirement for staff shower facilities at this established restaurant.

The removal of the existing unused shower block is proposed solely to facilitate the wider upgrade works to the site and improve the operational efficiency of the restaurant. It is not being removed because it requires replacement or upgrading; rather, it is being removed because it no longer serves any functional purpose. Requiring the construction of a replacement shower facility within the building would therefore be unnecessary and would undermine the rationale for removing the structure.

While the applicant acknowledges the objectives of Dún Laoghaire-Rathdown County Council's Standards for Cycle Parking and Associated Cycling Facilities for New Developments (2018), it is submitted that these standards are intended primarily to guide the provision of facilities within new developments. The subject application relates to the modification and upgrade of an existing McDonald's restaurant that has been operating at Carrickmines Retail Park for nearly 15 years. It does not constitute a new development requiring the introduction of new facilities where there is no demonstrated need.

Furthermore, the applicant fully supports sustainable transport objectives and is not seeking to reduce bicycle parking provision. The proposed development retains bicycle parking by relocating the existing cycle parking facilities to a more appropriate location within the site. As such, the proposal continues to encourage cycling while improving the site's layout and functionality.

Condition No. 2 appears to have been applied on the basis of a generic policy requirement rather than the specific circumstances of this application site. The proposed development does not remove cycling infrastructure; it simply removes an unused detached shower facility that has never formed an integral part of the restaurant's operations. There is no evidence that its removal would adversely affect staff welfare, cycling uptake, or overall operations.

In these circumstances, requiring the construction of a new shower facility is neither necessary nor reasonable. The condition fails to reflect the nature of the proposed development relating to an existing building, the established use of the site, or the demonstrated absence of demand for shower facilities over the past 15 years. *Figure 3* below demonstrates the existing cycle parking on site which are to be relocated to another area within the site and depicts the shower facility block to be demolished as part of the proposed works.

Accordingly, DOWNEY respectfully requests that An Coimisiún Pleanála remove Condition No. 2 from the Grant of Permission.

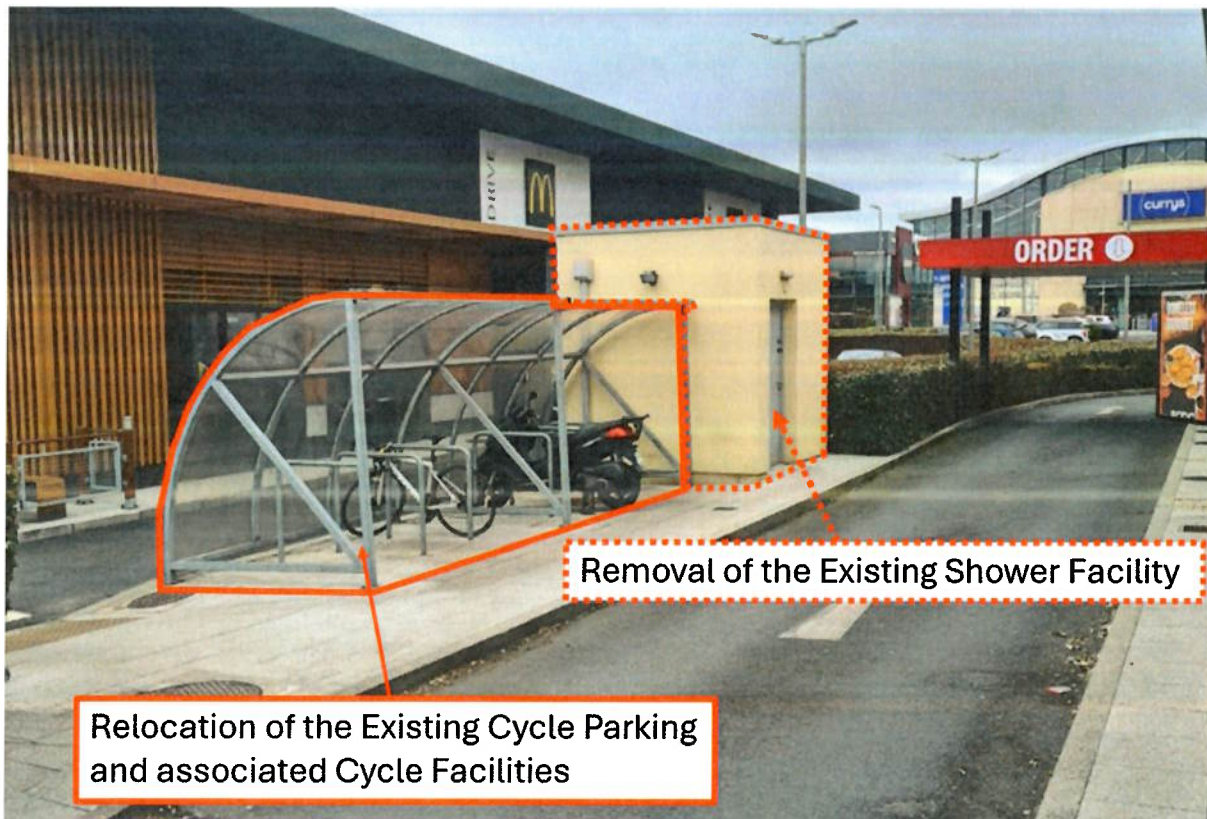


Figure 3. Existing Bicycle Parking facilities and Existing Shower facilities at the Carrickmines McDonalds subject site

4.3 Existing Site Constraints

It is respectfully submitted that Condition No. 2 fails to adequately consider the physical constraints of the existing site and the nature of the proposed development.

The subject site comprises an established McDonald's restaurant within Carrickmines Retail Park, operating within a confined and fully developed commercial setting. The restaurant is bounded by adjoining commercial premises, drive-through lanes, customer parking, service areas, and established landscaping. As illustrated in *Figure 4* below, there is no available capacity to expand the building footprint or provide additional internal accommodation without adversely affecting and compromising the operations of the site/restaurant or encroaching on existing infrastructure. The proposed works have been carefully designed to maximise the efficiency and functionality of the existing restaurant while working within these significant site constraints.

The removal of the existing external shower block forms part of these upgrade works and facilitates a more efficient layout and improved operational arrangements. Requiring the applicant to provide a replacement shower facility within the existing building would necessitate the loss of valuable operational floor space and would compromise the purpose and benefit of the proposed development.

The applicant has sought to accommodate all relevant planning requirements and welcomes the Grant of Permission. However, in this instance, compliance with Condition No. 2 is neither practical nor proportionate, having regard to the constrained nature of the site, the limited opportunities for

expansion, and the established operation of the existing restaurant. The standards being applied are intended primarily to guide the provision of facilities within new developments.

It is therefore submitted that Condition No. 2 is not justified in the particular circumstances of this case. The condition does not appropriately reflect the constraints of the site, the nature of the proposed amendments, or the absence of any demonstrated demand for shower facilities. Accordingly, the Commission is respectfully requested to remove Condition No. 2 from the Grant of Permission.



Figure 4. Existing Site Layout (subject site outlined in red)

4.4 Doyle Morris Group (DMG) Assessment of Condition No. 2

The applicant has sought the expert advice of Doyle Morris Group (DMG) in terms of Building Control, specifically in the context of the existing building and Condition no. 2 attached to the grant of permission Reg. Ref. D26A/0305/WEB. Doyle Morris Group (DMG) have provided the following statement for the consideration of An Coimisiún Pleanála:

DMG Response

"Re: Condition 2(a) of the Grant of Permission requires that "one (1) no. shower space shall be provided in accordance with DLRCC's Standards for Cycle Parking and associated Cycling Facilities for New Developments (2018)" and that this shower be located within the McDonald's restaurant building.

We have set out three key technical points that should be considered as part of the appeal as follows:

1. Technical Guidance Document Part M "Access and Use" of the Building Regulations.
2. Statutory Instrument No. 299/2007 - Safety, Health and Welfare at Work (General Application) Regulations 2007 **Part 2: Workplace and Equipment Chapter 1-Workplace Sanitary and washing facilities.**

3. "Standards for Cycle Parking and associated Cycling Facilities for New Developments – Dún Laoghaire Rathdown County Council" (January 2018)

1. **Technical Guidance Document Part M "Access and Use" of the Building Regulations.**

A Part M compliant unisex accessible shower room requires a minimum space of 2000mm wide by 2200mm deep for a shower -only, or at least 2400mm wide by 2500mm deep if combining a WC and wash hand basin.

The layout must provide a clear wheelchair turning circle, (1500mm diameter) outward-opening doors, (minimum 800mm clear effective width) and strategically placed grab rails.

Introduction of the shower room would significantly impact the modest floor plate provided.

2. **Statutory Instrument No. 299/2007 - Safety, Health and Welfare at Work (General Application) Regulations 2007 Part 2: Workplace and Equipment Chapter 1-Workplace Sanitary and washing facilities.**

(d) adequate and suitable showers for employees if required by the nature of the work or for health reasons related thereto,

In practice, whether showers are "required" is determined by the employer's risk assessment and the specific tasks, substances, and conditions:

- If employees regularly finish work heavily soiled, sweaty, or contaminated such that normal hand/face washing is insufficient, showers are likely required.
- If hazardous substances are used and there is a risk of skin contamination, showers (and often emergency showers/eyewash for spills) are typically necessary.

Food safety rules do require strict personal hygiene (daily bathing, clean hair, clean nails, frequent handwashing, use of sanitizer, clean uniforms, hairnets/hats, etc.), but these are achieved by staff bathing at home and washing hands at work, not by providing workplace showers.

A McDonald's restaurant staff member in Ireland would not normally be required to have showers provided at work under the Safety, Health and Welfare at Work regulations.

3. **The Council's document "Standards for Cycle Parking and associated Cycling Facilities for New Developments – Dún Laoghaire Rathdown County Council" (January 2018)**

The Council's document sets out the approach to showers and lockers for workplaces. It states that:

- "Showers and lockers should be provided in all places of employment for all employees that wish to cycle, walk or travel to the site by other means of active transport" and;
- for non-residential developments, the following standards for cycling facilities will be sought:
 - "1 shower per workplaces over 100 sq.m (approximately 5 employees)"
 - "a minimum of 2 showers for workplaces over 500 sq.m (approximately 25 employees)"
 - "1 shower per 1000 sq.m thereafter.

The existing restaurant has a GFA of 350.30 sq. m with an extension of 90 sq. m now proposed, giving a total GFA in the order of 440 sq. m. On a literal reading, this brings the development within the “over 100 sq. m” band but well below the 500 sq. m threshold at which a minimum of two showers is envisaged in the 2018 Standards.

Conclusion

In light of the above, and in particular, the modest scale and specific operational nature of this 440 sq. m restaurant, the presence of an existing but unused shower room, and the fact that the proposal actively improves staff welfare by enlarging the crew room from 10.2 sq. m to 21 sq. m, we consider that the provision of a shower in this instance is not necessary to achieve the Council's cycling and active travel objectives and is disproportionate in the context of this development.

We therefore request that Condition 2(a) be omitted in its entirety”.

4.5 Planning Assessment of Condition No. 2

It is respectfully submitted that Condition No. 2 is neither reasonable nor capable of being implemented within the context of the proposed development. The condition suggests that the required shower facility could be accommodated by increasing the footprint of the existing building beyond that shown on the approved architectural drawings.

While the applicant acknowledges that planning conditions may require amendments to a permitted development, in this instance, Condition No. 2 effectively requires the applicant to redesign and enlarge the approved building footprint to accommodate a shower facility that is not required and is not justified by the operational requirements of the existing restaurant.

The existing McDonald's restaurant occupies a constrained site within the Retail Park, as demonstrated in *Figures 5 and 6* below, the building is enclosed by customer parking, drive-through lanes, servicing areas and neighbouring commercial units. There is no realistic opportunity to expand the building footprint without materially altering the development or affecting the operation of the site.

The applicant therefore submits that the requirement to increase the building footprint to include a shower facility is neither practical nor proportionate in the context of an application that seeks only to upgrade and improve the operation of an established, existing restaurant.

In these circumstances, it is submitted that Condition No. 2 is unreasonable and disproportionate. It fails to have regard to the specific characteristics and constraints of the subject site, conflicts with the approved design of the development, and imposes a requirement that is neither justified by the nature of the proposal nor supported by the operational history of the restaurant.

At this juncture, it must be noted that the proposed development includes an extension to the existing crew room within the store, which will provide appropriate changing facilities and staff lockers. This forms part of McDonald's global roll-out of enhanced staff welfare facilities, aimed at continuously improving staff safety, well-being, and overall working conditions for employees across all stores. Accordingly, the Commission is respectfully requested to remove Condition No. 2 from the Grant of Permission.

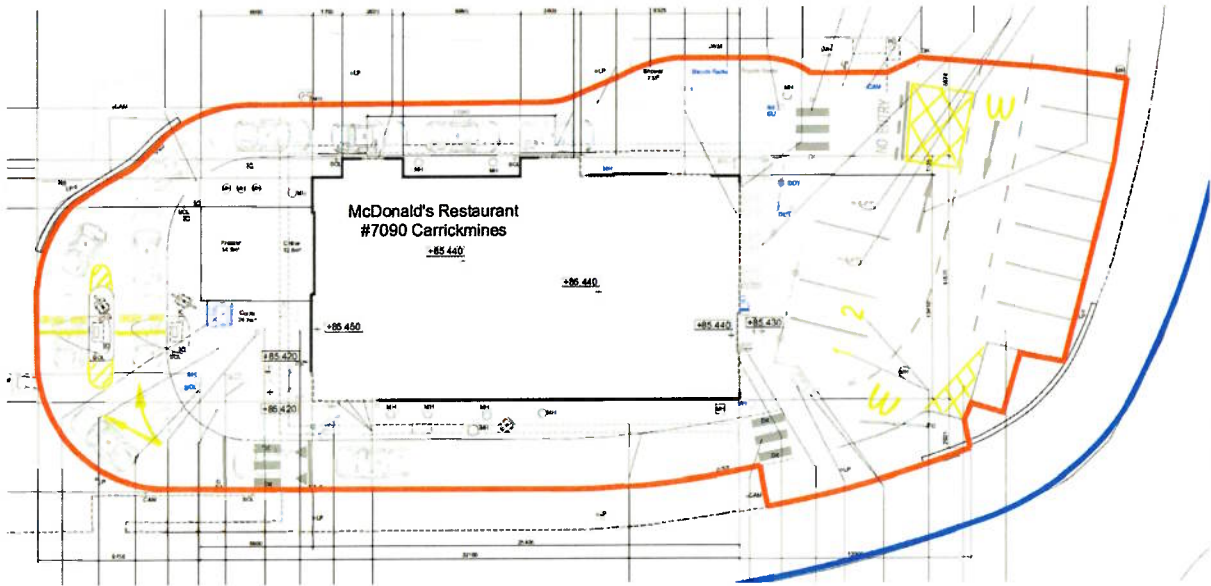


Figure 5. Existing Site Layout Plan (subject site outlined in red)

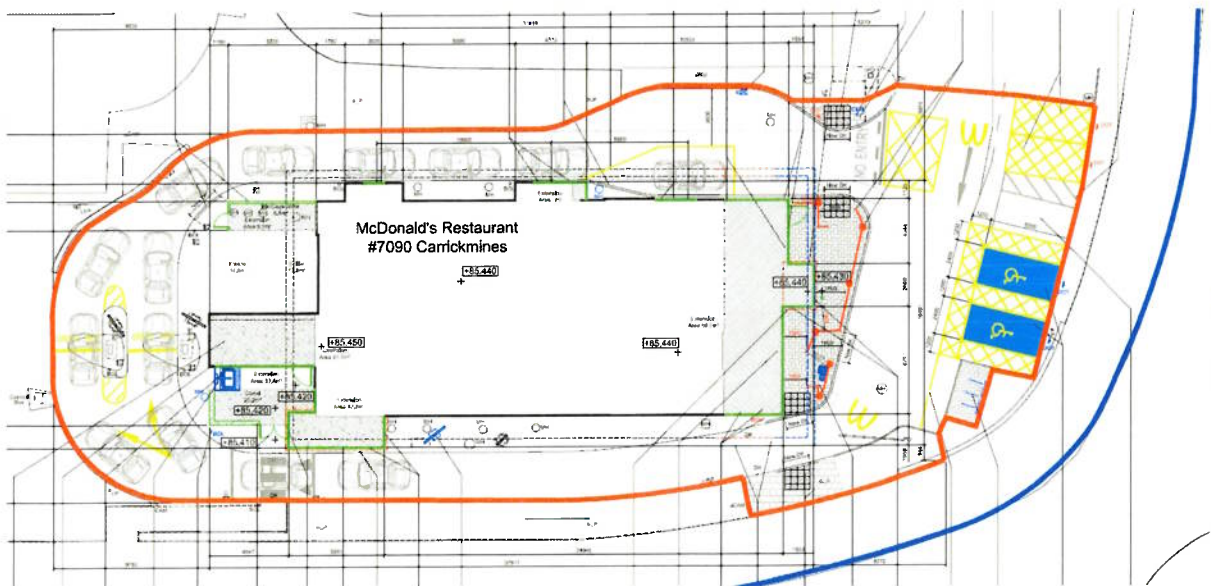


Figure 6. Proposed Site Layout Plan (subject site outlined in red)

4.6 Health & Safety Issues

The applicant considers that the provision of shower facilities within this fast-food restaurant would introduce unnecessary health and safety risks. The primary concern is the increased potential for slip-and-fall incidents resulting from wet floors, inadequate drainage, and water being carried into circulation areas. In a fast-paced working environment where employees are constantly moving between food preparation, service, and storage areas, even minor accumulations of water could create hazardous conditions, increasing the risk of injuries such as fractures, sprains, and head injuries.

Most importantly, the existing detached shower block on site was never used during its lifetime. Secondly, retaining or reinstating a shower would introduce avoidable health and safety risks without providing any practical benefit to staff or the operation of the premises.

In addition to slip hazards, unused shower facilities present hygiene concerns. Where showers are infrequently or never used, stagnant water can encourage the growth of bacteria, mould, and other microorganisms, resulting in unnecessary maintenance requirements and potential health risks. Maintaining shower facilities also requires rigorous cleaning, inspection, and drainage management to ensure compliance with hygiene standards, particularly within a food premises. These additional control measures have never been necessary at this establishment due to the simple fact that shower facilities have not been required or utilised.

The Irish Statute Book, **S.I. No. 299/2007 – Safety, Health and Welfare at Work (General Application) Regulations 2007**, Part 2, Chapter 1 – Workplace, states:

*"20. An employer shall provide and maintain and keep in a clean state — (d) adequate and suitable showers for employees **if required by the nature of the work** or for health reasons related thereto."*

The legislation is clear that showers are only required where the nature of the work or specific health considerations justify their provision. This position is further supported by the Irish Legal Guide; Workplace Facilities, Index – Cleaning and Sanitary Facilities I, which states:

"Showers are necessary where workers are exposed to heavy physical work or harmful substances, which involve the risk of contamination."

The operation of a standard fast-food restaurant does not involve employees undertaking heavy physical work or being exposed to hazardous substances that would require decontamination or showering facilities. Consequently, the nature of the work carried out at this premises does not meet the circumstances envisaged by the legislation.

It is respectfully submitted that the provision of shower facilities within this premises would provide no operational benefit. The evidence demonstrates that the previous shower was never used, reflecting the fact that such facilities are unnecessary for the nature of the work undertaken within this fast-food restaurant. Requiring the installation of a new and separate shower room(s) would therefore impose an unnecessary burden on an already restricted floor plan and constrained application site, while also introducing additional health and safety risks, including slip hazards, hygiene concerns, and ongoing maintenance obligations.

In light of the statutory requirements, industry guidance, and the operational history of the premises, the applicant respectfully requests that the Commission give due consideration to these concerns in its assessment of the proposed development. It is submitted that the requirement for a shower facility is neither justified by legislation nor warranted by the nature of the use of the premises, and that its omission is both reasonable and appropriate in the interests of health, safety, and the efficient operation of the establishment.

5.0 CONCLUSION

DOWNEY, Chartered Town Planners, 29 Merrion Square, Dublin 2, D02 RW64, have been engaged by our client and the applicant, McDonald's Restaurants of Ireland Ltd., 23 Jervis Street, North City, Dublin 1, D01 TH72, to prepare this First Party Appeal against Condition No. 2 attached to Dun Laoghaire-

Rathdown County Council's decision to grant planning permission under Reg. Ref. D26A/0305/WEB for the proposed modifications/upgrade works to an existing McDonald's drive-thru restaurant, located at The Park, Glenamuck Road, Carrickmines, Dublin 18, D18 XV2C.

The requirement to provide a new shower facility within the existing building fails to recognise that suitable shower facilities were previously provided under the parent permission (Reg. Ref. D11A/0497) and have remained unused throughout the past fifteen years of the restaurant's operation. The proposal to remove the existing detached shower block is necessary to facilitate the reconfiguration and enhancement of the drive-thru lane, which forms a key element of the permitted development and will improve the operational efficiency and safety of the site.

While the applicant very much welcomes Dun Laoghaire-Rathdown County Council's decision to permit the proposed development on this site under Reg. Ref. D26A/0305/WEB, our client wishes to appeal Condition No. 2. On that basis, we respectfully request An Coimisiún Pleanála to omit Condition No. 2 and remove the requirement to include a showering facility with the McDonald's restaurant. In light of the foregoing, DOWNEY respectfully request that An Coimisiún Pleanála consider the grounds set out within this First Party Appeal and look forward to the Commission's decision in due course.

Eva Bridgeman MIPI
29, Merrion Square
Dublin
D02RW64

23-Jul-2026

NOTIFICATION OF DECISION TO GRANT PERMISSION
Planning & Development Act 2000, as amended

Order Number P/1484/26	Date of Order 22-Jul-2026
Register Reference D26A/0305/WEB	Date Received 21-Apr-2026
National Portal Ref: 120000096158	

Applicant:

McDonald's Restaurants of Ireland Ltd., McDonald's Restaurants of Ireland Ltd.

Development:

The development will consist of proposed extensions to the building including bin store, store room, larger crew room, corral area, kitchen and dining area, and 'McDelivery' area, with new entrance lobby and sliding entrance doors; internal modifications/upgrade works and external elevational modifications to facilitate these extensions; removal of existing, unused stand-alone shower building and re-location of bicycle parking stands to allow for the provision of a new fast-forward booth and associated bay; reconfiguration of existing car park area; landscaping including works to the external patio area and to pedestrian routes; and all other associated site works necessary to facilitate the development.

Location:

McDonald's Restaurant, The Park, Glenamuck Road, Carrickmines, Dublin 18, D18 XV2C
1100sq.m

Site Area:

Time Extension up to and including:

Additional Info.

Requested/Received:

10-Jun-202603-Jul-2026

Dear Sir / Madam

In pursuance of its functions under the above mentioned Act, Dún Laoghaire-Rathdown County Council, being the Planning Authority, did by Order dated as above make a decision to **GRANT PERMISSION** in respect of the above proposal.

For the avoidance of doubt the reasons and recommendations set out in the planners report were generally adopted as set out in the Executive Order, this can be viewed at the Council Offices or the Council website.

Please note that, in accordance with Section 251 of the Planning and Development Act 2000, as amended, "where calculating any appropriate period or other time limit referred to in this Act or in any regulations made under this Act, **the period between the 24th Day of December and the first day of January, both days inclusive, shall be disregarded**".

Signed on behalf of Dún Laoghaire-Rathdown County Council.

Sharon Peppard

for Senior Executive Officer

First Schedule

Reasons & Considerations

Having regard to the Objective E zoning of the site, and policies and objectives as set out in the 2022-2028 Dún Laoghaire-Rathdown County Development Plan, it is considered that the development would not detract from the amenities of the area and is consistent with the provisions of the current Development Plan and is therefore considered to be in accordance with the proper planning and sustainable development of the area subject to conditions.

Appropriate Assessment (AA) Screening

Having regard to the nature and scale of the proposed development and the Further Information received on 03/07/2026, it has been determined that the proposed development to be retained would not significantly impact upon a Natura 2000 Site.

Environmental Impact Assessment (EIA) Screening

Having regard to the nature and scale of the proposed development and the Further Information received on 03/07/2026 there is no real likelihood of significant effects on the environment arising from the proposed development.

Second Schedule Conditions

1. The development shall be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, as amended by Further Information received on 03/07/2026, save as may be required by the other conditions attached hereto.

REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.

Transport

2 a) One (1) no. shower space shall be provided in accordance with DLRCC's Standards for Cycle Parking and associated Cycling Facilities for New Developments (2018). The proposed shower place shall be located within the building (McDonald's Restaurants) and may be facilitated by increasing the footprint (beyond what has been indicated on the architectural drawings).

REASON: To accord with DLRCC's Standards for Cycle Parking and associated Cycling Facilities for New Developments (2018).

3) All necessary measures shall be taken by the Applicant and Contractor to:

- i) Prevent any mud, dirt, debris or building material being carried onto or placed on the public road or adjoining properties as a result of the site construction works,
- ii) Repair any damage to the public road arising from carrying out the works,
- iii) Avoid conflict between construction activities and pedestrian/vehicular movements on the surrounding public roads during construction works.

REASON: In the interests of orderly development and the proper planning and sustainable development of the area.

Drainage

3. a) The applicant shall implement a SuDS measure, appropriate to the scale of the proposed development, to infiltrate or reuse the resulting surface water runoff within the property curtilage in accordance with Section 10.2.2.6 Policy Objective EI6: Sustainable Drainage Systems of the County Development Plan 2022-2028. This can be a soakaway, if permitted by the ground conditions, a rain garden, rainwater harvesting system, water butt(s), etc.

b) Any changes to parking and hardstanding areas shall be constructed in accordance with the recommendations of the Greater Dublin Strategic Drainage Study for sustainable urban drainage systems (SuDS) i.e. permeable surfacing, and in accordance with Section 12.4.8.3 Driveways / Hardstanding Areas of the County Development Plan 2022-2028. Appropriate measures shall be included to prevent runoff from driveways entering onto the public realm as required. Where unbound material is proposed for driveway, parking or hardstanding areas, it shall be contained in such a way to ensure that it does not transfer on to the public road or footpath on road safety grounds.

REASON: In the interest of public health.

Environmental

4. All necessary measures shall be taken by the Applicant and Contractor to:

a) Noise Impact : Ensure that the cumulative noise from the operation of the development does not cause a noise nuisance to nearby businesses.

b) Odours / Air Quality : There shall be no emissions of malodours, gas, dust, fumes or other deleterious materials on site as would give reasonable cause for annoyance to any person in any residence, adjoining unit or public place in the vicinity.

c) Operational Waste Management

Suitable and sufficient refuse facilities including recycling facilities and waste segregation must be provided for the storage of waste material in accordance with the Dún Laoghaire-Rathdown County Council (Segregation, Storage and Presentation of Household and Commercial Waste) Bye-Laws.

Any such storage facilities must have adequate signage, drainage and lighting, it must be pest proof and secure, the area should be located so that it does not cause nuisance by way of smell, noise or attraction of vermin or animals to any area or neighbouring area.

d) Construction Environmental Management Plan

Submission of a simple 'Construction Environmental Management Plan' (CEMP) setting out proposals for environmental management of the proposed works to avoid the creation of serious environmental nuisance, such as noise, dust and other emissions that may be considered an environmental nuisance.

e) The Applicant and the appointed Contractor(s) shall ensure that in terms of Construction Waste, records shall be maintained and made available for inspection on site demonstrating tracking of all waste generated to final destination.

REASON: In the interests of orderly development and the proper planning and sustainable development of the area.

5. The Developer shall, prior to commencement or as otherwise agreed in writing with the Planning Authority, pay the sum of **€108.00** to the Planning Authority as a contribution towards expenditure that was/or is proposed to be incurred by the Local Authority in respect of the provision of Surface Water Infrastructure benefiting development in the area of the Planning Authority, as provided for in the Development Contribution Scheme 2023-2028 made by Dún Laoghaire-Rathdown County Council on the 9th of October 2023. These rates of contribution shall be updated effective from 1 January each year during the life of the Scheme in accordance with the SCSi Tender Price Index commencing from 1st January 2025. Contributions shall be payable at the index-adjusted rate pertaining to the year in which implementation of the planning permission is commenced, as provided for in Article 4.7 of the Scheme. Outstanding balances as of the 1st of January each year shall be subject to indexation and adjusted accordingly until the contribution has been paid in full. (See Article 8.3 of the Scheme).

REASON: It is considered reasonable that the payment of a contribution be required in respect of the provision of the Surface Water Infrastructure benefiting development in the area of the Planning Authority and that is provided, or that is intended will be provided, by or on behalf of the Local Authority.

Note on above Condition: Please note that with effect from 1st January 2014 Uisce Éireann are now the statutory body responsible for both water and wastewater services. Accordingly, the contribution payable has been reduced by the amount of the contribution associated with these services. Further details/clarification can be obtained from Uisce Éireann at Tel. 1800 278 278.

6. The Developer shall, prior to commencement or as otherwise agreed in writing with the Planning Authority, pay the sum of **€1,618.20** to the Planning Authority as a contribution towards expenditure that was/or is proposed to be incurred by the Local Authority in respect of the provision of the Transport Infrastructure benefiting development in the area of the Planning Authority, as provided for in the Development Contribution Scheme 2023-2028 made by Dún Laoghaire-Rathdown County Council on the 9th of October 2023. These rates of contribution shall be updated effective from 1 January each year during the life of the Scheme in accordance with the SCSi Tender Price Index commencing from 1st January 2025. Contributions shall be payable at the index-adjusted rate pertaining to the year in which implementation of the planning permission is commenced, as provided for in Article 4.7 of the Scheme. Outstanding balances as of the 1st of January each year shall be subject to indexation and adjusted accordingly until the contribution has been paid in full. (See Article 8.3 of the Scheme)

REASON: It is considered reasonable that the payment of a contribution be required in respect of the provision of the Transport Infrastructure benefiting development in the area of the Planning Authority and that is provided, or that is intended will be provided, by or on behalf of the Local Authority.

7. The Developer shall, prior to commencement or as otherwise agreed in writing with the Planning Authority, pay the sum of **€9,059.40** to the Planning Authority as a contribution towards expenditure that was/or is proposed to be incurred by the Local Authority in respect of the provision of the Community & Parks facilities & Recreational amenities benefiting development in the area of the Planning Authority, as provided for in the Development Contribution Scheme 2023-2028 made by Dún Laoghaire-Rathdown County Council on the 9th of October 2023. These rates of contribution shall be updated effective from 1 January each year during the life of the Scheme in accordance with the SCSi Tender Price Index commencing from 1st January 2025. Contributions shall be payable at the index-adjusted rate pertaining to the year in which implementation of the planning permission is commenced, as provided for in Article 4.7 of the Scheme. Outstanding balances as of the 1st of January each year shall be subject to indexation and adjusted accordingly until the contribution has been paid in full. (See Article 8.3 of the Scheme)

REASON: It is considered reasonable that the payment of a contribution be required in respect of the provision of the Community & Parks facilities & Recreational amenities benefiting development in the area of the Planning Authority and that is provided, or that is intended will be provided, by or on behalf of the Local Authority.

8. This development shall not be carried out without prior agreement, in writing, between the Applicant and the Planning Authority relating to the payment of development contributions.

REASON: Investment by Dún Laoghaire-Rathdown County Council in Local Authority works has facilitated and will facilitate the proposed development. It is considered appropriate and reasonable that the developer should contribute to the cost of same.

NOTE: The attention of the applicant is drawn to Section 34(13) of the Planning and Development Act 2000, which relates as follows, 'A person shall not be entitled solely by reason of a permission under this section to carry out any development'.

NOTE: Any alterations to the drainage systems within the site are a matter for compliance with the Building Regulation.

NOTE: The proposed development shall accord with the requirements of Uisce Éireann.

(1) Submissions / Observations

NOTE: In deciding this planning application, the planning authority, in accordance with Section 34 (3) of the Planning and Development Act 2000, as amended, has had regard to any submissions or observations received, in accordance with the Planning and Development Regulations 2001 to 2012 pertaining to the application.

(2) Removal of Site Notice

NOTE: The applicant is reminded that in accordance with Article 20 of the Planning and Development Regulations 2001 to 2012, any site notice erected or fixed pertaining to this application shall be removed (if not already done so) following receipt of this notification.

FURTHER NOTES

APPEALS

This decision of the Planning Authority does not authorise works to commence and may be appealed to An Coimisiún Pleanála by an Applicant or any person who made submissions or observations in writing in relation to this application to the Planning Authority.

A person who has an interest in adjoining lands in respect of which permission has been granted and who did not make a submission or observation under Section 37(6)(a) of the Planning and Development Act, 2000, as amended may apply to the Coimisiún for leave to appeal the decision of the Planning Authority. Appeals should be sent to:

**The Secretary,
An Coimisiún Pleanála,
64 Marlborough Street,
Dublin 1.**

Tel: 01-8588100

Every appeal must be made in writing and must state the subject matter and full grounds of appeal. It must be fully complete from the start.

The Coimisiún must receive an appeal within four weeks, beginning on the date of the decision set out above. A Third Party appeal will be invalid unless accompanied by the prescribed fee and a copy of the acknowledgement of receipt from the Planning Authority in respect of a submission/observation.

GRANT OF PERMISSION

In the case of a notification of a decision to Grant Permission, where no appeal is received by An Coimisiún Pleanála against the decision, a PERMISSION will be granted by the Council after the expiration of the period for the making of an appeal.

REFUND OF FEES – REPEAT PLANNING APPLICATION

Provision is made for a partial refund of fees in the case of certain repeat applications submitted within a period of twelve months where the full standard fee was paid in respect of the first application where both applications relate to developments of the same character or description and to the same site. An application for a refund must be made in writing to the Planning Authority and received by them within a period of 8 weeks beginning on the date of Planning Authority's decision on the second application. Please consult the Planning & Development Regulations, 2001 to 2010, for full details of fees, refunds and exemptions.

