Application for Leave to Appeal

Submitted 14th August 2026

AN COIMISIÚN PLEANÁLA
LDG- FLE-PAY-006062
ACP-
14 AUG 2026
Fee: € 110 Type: CARD
Time: 1327 By: HAND

Appellant's Name and Address:

Ian and Deirdre McClure,
63 Ballinclea Heights,
Killiney,
Co. Dublin,
A96 W9H3.

Development which has been granted planning permission

Planning Reference: D26A/0448/WEB

Planning Authority: Dun Laoghaire County Council

Applicant's Name: Kieron Nolan

Location Address: Ros Inbhear, Claremont Road, Killiney, Dublin, A96K407.

Decision: Grant Permission

A copy of the planning authority decision is enclosed with this application.

Our interest in the land

We have an interest in adjoining land. Our property and family home at 63 Ballinclea Heights, Killiney, Co. Dublin, A96 W9H3 adjoins the property at Ros Inbhear, Claremont Road, Killiney, Dublin, A96K407 that has been granted permission. We have been the registered owners of this land and property since 2008.

I enclose a map showing our property and the proposed development site marked on it.

Reasons why we should be granted Leave to Appeal

1. <u>No Submission</u>

We did not make a submission to the planning authority on the planning application D26A/0448/WEB. We were not made aware of this planning application until the final date for third party observations and submissions had elapsed.

2. <u>Granted of Permission & Conditions Will Change Original Planning Proposal</u>

The planning authority has granted permission and attached conditions that that will change part of the proposed development from what was originally proposed in the planning application, as follows:

2.1: Site Boundary Extended

The attached conditions permit development beyond the boundary of the proposed development site that was originally proposed in the planning application to include the development of a Drainage System and SuDS Strategy that incorporates a large part of the land on our adjoining property. We did not give the applicant consent to use this part of our land for drainage or for any other part of the proposed development.

The planning authority has relied on drawings where the boundary lines do not match to grant permission with attached conditions, having previously declared an initial planning application invalid because the site boundary did not match on other drawings submitted by the applicant.

The site boundary is clearly delineated in the Site Location Map, Existing Site Layout Plan and Proposed Site Layout Plan submitted as part of the planning application. The attached conditions are based on a Drainage System and SuDS plan, including attenuation and infiltration areas, that extends and places the site boundary some metres onto our adjoining property to incorporate our boundary fencing, a 3x3 metre steel garden shed, and mature gardens.

The attached conditions are founded on an oversight, discrepancy and inconsistent evaluation of all the documentation submitted as part of the original planning application. This has led to the granting of planning permission with conditions that will change part of the proposed development from what was originally proposed to include an extended site boundary, together with conditions that concern the design, installation and maintenance of drainage infrastructure that are unlikely to be in accordance with (a) the policy objectives of the Sustainable Drainage Systems (SuDS) of the County Development Plan 2022 – 2028, and (b) the requirements and best practice guidelines of the SUDS Manual (CIRIA 753).

The Drainage System and SuDS Strategy submitted with the planning application includes the provision of a bio-retention area, raingarden and infiltration areas and rainwater management measures to limit surface water runoff and to provide for on-site attenuation, all of which are currently contingent on conditions that permit development beyond the site boundary submitted as part of the original planning application.

2.2: Sewer Connection:

The proposed development originally proposed to connect to the public sewer. The attached conditions change part of the proposed development from what was originally proposed, and do not protect the interest of public health.

The attached conditions state that surface water run off shall not be discharged to the public sewer and that it shall be infiltrated to a bio-retention area, and that overflow from the raingarden shall not connect to the public surface water sewer but shall drain to the bio-retention area.

These conditions and this change to what was originally proposed affects our property, as we have already outlined above under 'Site Boundary Extended', while also creating a high risk of water seepage, ponding and flooding on our adjoining property, which is not in the interest of public health.

2.3: Landscaping:

The attached conditions will result in a change to the landscaping of the proposed development from what was originally proposed in the planning application.
The attached conditions require the submission of a Landscape Plan to include planting and landscaping measures "*particularly along site boundaries to assist in integrating the development into the landscape setting of the site and mitigating visual impacts*".

The Planner's Report specifically states that: "*It is accepted that landscaping will play an important role in integrating the development into its surroundings particularly when viewed from adjoining properties and from lower ground to the north*". These adjoining properties includes our property to the north of the proposed development site.

The attached conditions require the submission of a Landscape Plan to include planting and landscaping measures along the site boundary. Such conditions must adhere to the correct site boundary. The site boundary is unclear and undefined as a result of the attached conditions. These conditions for landscaping compound matters concerning the conditions that permit development beyond the site boundary of the proposed development that was originally proposed in the planning application.

The conditions, and consequent changes to the landscaping plan that was originally proposed, do not provide for any consultation with us as the owners of the adjoining property most directly impacted by the proposed development in order to ensure that the Landscape Plan is agreed with full consideration for its impact on our property, including our enjoyment of the land and value of the land, and in the interests of visual amenity and the proper planning and sustainable development of the area.

2.4: Wastewater Management/ Treatment | Septic Tank Location:

The planning application includes a submission for a replacement wastewater treatment system at the same location where the existing system is located. It appears that the decision to grant planning permission facilitates the relocation of the existing wastewater treatment system to a new location to the west of the proposed development site representing a change to part of the proposed development from what was originally proposed in the planning application.

The proposed development also submitted a planning application that declared under "Section 20. Services" on the "Planning Application Form Part 1" that the Proposed Wastewater Management/Treatment was "Existing" and connected to the "Public Sewer" and made no declaration regarding the "Conventional septic tank system", or for "Other on-site treatment system" on the same Form. It is our understanding that the proposed development site is not currently connected to the public sewer and that the existing dwelling on this site is reliant on and fully served by the existing wastewater management and treatment system.

The planning authority, in granting planning permission, appears to accept that that the existing dwelling is connected to the public sewer for wastewater management and treatment, even though the attached conditions do not permit the discharge of surface water runoff and overflow to the public sewer.

The assessment and Drainage Planning Report prepared by the DLR Drainage Planning Department for the planning authority clearly notes that an on-site wastewater treatment plant is proposed and recommends that the proposal is "*referred to the Environmental Health Office (EHO) for report*". No such report is included among the documentation associated with this application.
The Planner's Report (page 5 of 27) recognises the Environmental Health Office as a Prescribed Body, stating that "*No report received at the time of writing*". The same Report (page 21 of 27) states that: "*The Planning Authority has considered the DLR Drainage Planning assessment and concurs with its conclusions. Subject to the inclusion of the recommended conditions*". The absence of a report from the Environment Health Office is a concerning anomaly and irregularity.

We submit that the proposed on-site wastewater treatment plan should be referred to the Environmental Health Office for a report in accordance with the assessment and recommendation contained in the Drainage Planning Report prepared by the DLR Drainage Planning Department, and that any decision to grant planning permission take full account of what the Environmental Health Office has to say and any recommendations that it may have to make in its report.

The planning authority has also made no recommendations concerning the design, installation and maintenance of the proposed Septic Tank Precolation Area. The planning authority has not determined the size of this Septic Tank Precolation Area, whether or not the proposed new Area is larger than the existing area, whether the Area is being relocated from its existing location to a new location on the west of the development site, the potential impact on the environment, impact on adjoining properties, or its impact on the interests of public health. The permeability and percolation of the development site have not been sufficiently or adequately assessed with due consideration for the bedrock on the site in order to fully determine if the proposed Septic Tank Precolation Area can function in the interests of public health and to protect natural environment, and to specifically determine its impact on our adjoining property.

We request that the planning authority conduct a site visit to fully determine the facts as well as its response rather than relying exclusively on on-site drawings before it finalises its decision in respect of this planning application.

2.5: Change of Site Boundary | Ongoing Use of Non-Matching Site Maps:

The planning authority declared the first application for the proposed development invalid noting in its Decision Letter of 15th June 2026 that the red line site boundary on the OS Map did not match the site boundary on the Site Layout Plan. The boundary line on the OS Map to which it referred included a large part of the land on our adjoining property.

A second application was submitted that same day, 15th June 2026, including a Site Location Map, Existing Site Layout Plan, and Proposed Site Layout Plan. All of these documents defined the correct site boundary in red to exclude the part of our property that had previously been incorrectly included in the OS Map.

The attached conditions permit development that goes beyond the site boundary of the proposed development site (that was correctly defined in the second planning application) to include the development of a Drainage System and SuDS Strategy that incorporates a large part of the land on our adjoining property. We did not give the applicant consent to use this part of our land for drainage or for any other part of the proposed development.

The decision to attach conditions that do not apply to the same, correct site boundary that was submitted as part of the original planning application will change part of the proposed development from what was originally proposed in the planning application. This proposed change is unacceptable.

2.6: Attached Conditions in Conflict

The attached conditions conflict with each other and will also result in changes to the proposed development that are in conflict.

Condition 1, Second Schedule requires "the development to be carried out in its entirety with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto".

Condition 5, Second Schedule makes clear that design, installation, maintenance and retention of drainage and SuDS systems should be "as detailed in the application" even though the Planning Authority failed to determine or recognise that the proposed Drainage System and SuDS Plan extend well beyond the site boundary defined in the original planning application as part of the proposed development.

3. Impact on our land

We confirm our contention and submission that due to the conditions now attached to the grant of permission the proposed development will impact (a) our land at 63 Ballinclea Heights, Killiney, Co. Dublin, A96 W9H3 in which we have an interest for all the reasons that have been outlined in this Application for Leave to Appeal; and (b) that our land and property adjoins the proposed development site, as we have illustrated in the attached documentation.

The planning authority has granted permission for this development on land that we own and for which we have been the registered owners since we purchased our property in 2008. We own part of the land shown on the Drainage and SuDS plan that has been approved by the planning authority. We did not give the applicant consent to use this land for drainage or for any other part of the proposed development.

The impact affects our enjoyment of the land in which we have an interest, including gardening, storage, and recreation, etc. while also reducing the value of our land and property as a whole.

The proposed Drainage System and SuDS Strategy create a high risk of water seepage, ponding and flooding on our adjoining property with a consequential negative impact on our land that is not in the interest of public health or environmental protection.

As we have already outlined, the attached conditions permit development beyond the boundary of the proposed development site that was originally proposed in the planning application to include the development of a Drainage System and SuDS Strategy that now incorporates a large part of the land on our adjoining property that we use and enjoy and that concerns the value of our property.

The failure of the planning authority to be consistent in defining the correct site boundary creates a risk of the development not being in accordance with the permission granted and effective control not being maintained.
The impact of the design, installation and retention of drainage systems and infrastructure permitted by the attached conditions is a change from what proposed in the original planning application creating a negative environmental impact on our land and adjoining properties which is not in the interest of public health.

The attached conditions permit a development that is not connected to public sewer for wastewater management and treatment as sought in the original planning application. The decision to permit the use of a septic tank for wastewater treatment and management changes part of what was originally proposed. This decision has been made without a report from the Environment Health Office, as recommended by DLR Drainage Planning Department, or without full and due consideration for the interest of public health. The permeability and percolation of the development site have not been sufficiently or adequately assessed with due consideration for the bedrock on the site in order to fully determine if the proposed Septic Tank Precolation Area can function in the interests of public health and to protect natural environment, and to specifically determine its impact on our adjoining property.

Yours sincerely,

Ian McClure
14/08/2026

Deirdre McClure
14/08/2026

Comhairle Contae Dúin Laoghaire-Ráth an Dúin, Halla an Chontae, Dun Laoghaire, Co. Átha Cliath, Éire. Ag6 K6C2
Dún Laoghaire-Rathdown County Council, County Hall, Dún Laoghaire, Co. Dublin, Ireland Ag6 K6C2
T. 01 205 4700 E. info@dlrcoco.ie W. www.dlrcoco.ie

Hughes Planning
85, Merrion Square South
Dublin 2
D02FX60

05-Aug-2026

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

Order Number P/1576/26	**Date of Order** 04-Aug-2026
Register Reference D26A/0448/WEB	**Date Received** 15-Jun-2026
National Portal Ref: 120000103189	

Applicant: Kieron Nolan

Development: (i) Demolition of the existing detached single-storey over lower ground level dwelling on- site; (ii) construction of a new detached split-level dwelling arranged over lower ground, ground and first floor levels; (iii) provision of external terraces and stairway, landscaped courtyards and 3 no. rooflights; (iv) provision of solar photovoltaic panels, green roof and blue roof systems; (v) relocation and reprofiling of the existing vehicular access and driveway arrangement from Claremont Road, including provision of 2 no. on-site car parking spaces and revised boundary treatments; and (vi) all ancillary site development works including soft and hard landscaping, SuDS drainage infrastructure, replacement wastewater treatment system and surface water drainage, lighting and all associated engineering works necessary to facilitate the development. The proposed replacement dwelling will provide for a six-bedroom family home.'

Location: Ros Inbhear, Claremont Road, Killiney, Dublin, A96K407

Site Area: 4050sq.m

Time Extension up to and including:

Additional Info. Requested/Received:

Comhairle Contae Dún Laoghaire-Rath an Dúin, Halla an Chontae, Dún Laoghaire, Co. Átha Cliath, Éire. A96 K6C9
Dún Laoghaire-Rathdown County Council, County Hall, Dún Laoghaire, Co. Dublin, Ireland. A96 K6C9
T. 01 205 4700 E. info@dlrcoco.ie W. www.dlrcoco.ie

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 And Considerations
Having regard to the Objective A 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 Screening
The proposed development has been screened for AA (report on file) and it has been determined that the proposed development would not significantly impact upon a Natura 2000 Site.

Environmental Impact Assessment Screening
Having regard to the nature and scale of the proposed development, which comprises the demolition of an existing dwelling and the construction of a replacement dwelling in a fully serviced urban location, it is considered that there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and as such a screening determination is not required.

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, save as may be required by the other conditions attached hereto or as otherwise agreed in writing by the Planning Authority.
REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.

2. The entire dwelling shall be used as a single dwelling unit and shall not be sub-divided in any manner or used as two or more separate habitable units.
REASON: To prevent unauthorised development.

3. The first-floor ensuite window on the western elevation shall be manufactured opaque or frosted glass and shall be permanently maintained. The application of film to the surface of clear glass is not acceptable.
REASON: In the interest of residential amenity.

4. Prior to the commencement of development, a Landscape Plan shall be submitted to and agreed in writing with the Planning Authority. The plan shall include details of proposed mature and semi-mature tree planting and other soft landscaping measures, particularly along site boundaries, to assist in integrating the development into the landscape setting of the site and mitigating visual impacts. The landscaping shall be implemented in the first planting season following completion of the development and shall thereafter be retained and maintained.
REASON: In the interests of visual amenity and the proper planning and sustainable development of the area.

5. The disposal of surface water shall be in accordance with the requirements of the Planning Authority as follows:
a. The surface water runoff generated by the extension shall not be discharged to the public sewer but shall be infiltrated locally to a bio-retention area, as detailed in the application, in accordance with Section 10.2.2.6 Policy Objective EI6: Sustainable Drainage Systems (SuDS) of the County Development Plan 2022-2028. The bio-retention shall be designed, installed and maintained in accordance with the requirements of The SUDS Manual (CIRIA C753).
b. The proposed blue/green roof shall be designed, installed and maintained in accordance with the requirements of BS EN 12056-3:2000 and The SUDS Manual (CIRIA C753).
c. The raingarden shall be designed, installed and retained on site in accordance with current best practice guidelines and the SuDS Manual (CIRIA C753). The applicant shall provide an appropriate freeboard to allow for water storage (100-300mm). A suitable soil permeability and depth shall be provided, depending on the proposed planting at topsoil level. The depth of sub-base to be provided shall depend on the required storage capacity and the draining parameters of the soil (lined or unlined). Any overflow from the raingarden shall not connect to the public surface water sewer but shall drain to the bio-retention area, as detailed in the application.

d. 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.

6. The additional car parking area identified within the southern section of the site on Drawing No. 1004(P-)003 and labelled "Parking Area" shall be omitted from the development.
REASON: In the interest of orderly development and to ensure compliance with SPPR 3 of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024).

7. All necessary measures shall be taken by the Applicant and Contractor to:
a. 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,
b. Repair any damage to the public road arising from carrying out the works,
c. Avoid conflict between construction activities and pedestrian/vehicular movements on the surrounding public roads during construction works.
REASON: In the interest of orderly development.

Countywide Surface Water
8. The Developer shall, prior to commencement or as otherwise agreed in writing with the Planning Authority, pay the sum of **€684.98** 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.

Countywide Transport Infrastructure
9. The Developer shall, prior to commencement or as otherwise agreed in writing with the Planning Authority, pay the sum of **€10,264.46** 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 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.

Countywide Community & Parks Facilities & Recreational Amenities
10. The Developer shall, prior to commencement or as otherwise agreed in writing with the Planning Authority, pay the sum of **€57,466.60** 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.

11. 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: This permission does not imply any consent or approval for the structural stability and/or habitability of the works carried out and does not imply that the structure complies with the Building Regulations.

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.

Comhairle Contae County Council

Comhairle Contae Dhún Laoghaire-Rath an Dúin, Halla an Chontae, Dún Laoghaire, Co. Átha Cliath, Éire. Ag6 K6C9
Dún Laoghaire-Rathdown County Council, County Hall, Dún Laoghaire, Co Dublin, Ireland Ag6 K6C9
T. 01 205 4700 E. info@dlrcoco.ie W. www.dlrcoco.ie

FURTHER NOTES

APPEALS
This decision of the Planning Authority does not authorise works to commence and may be appealed to An Coimisiun Pleanala 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 Coimisiun for leave to appeal the decision of the Planning Authority. Appeals should be sent to:

The Secretary,
An Coimisiun Pleanala,
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 Coimisiun 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 Coimisiun Pleanala 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.

Description:
==========
Digital Landscape Model (DLM)

Publisher / Source:
==========
Tailte ..ireann

Data Source / Reference:
==========
PRIME2

File Format:
==========
Autodesk AutoCAD (DWG_R2013)

File Name:
==========
v_50508681_1.dwg

Clip Extent / Area of Interest (AOI):
==========
LLX,LLY= 725354.6463,725584.8428
LRX,LRY= 725587.6463,725584.8428
ULX,ULY= 725354.6463,725756.8428
URX,URY= 725587.6463,725756.8428

Projection / Spatial Reference:
==========
Projection= IRENET95_Irish_Transverse_Mercator

Centre Point Coordinates:
==========
X,Y= 725471.1463,725670.8428

Reference Index:
==========
Map Series | Map Sheets
1:1,000 | 3457-02
1:1,000 | 3457-03

Data Extraction Date:
==========
Date= 16-Dec-2025

Source Data Release:
==========
DCMLS Release V1.194.121

Product Version:
==========
Version= 1.4

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Gach cead ar cosnamh.

NÍ ceadmhach aon chuid
den fhoilseachán seo
a chÚipeáil, a atáirgeadh nÓ a tharchur
in aon fhoirm nó ar aon
bhealach gan cead i scríbhinn roimh
rÉ Ó inEirí an chÚipchirt

Ní hionann bÚthar,
bealach nÓ cosán a bheith
ar an lÉarscáil seo agus
fianaise ar chead sIí

Ní thaispeánann an lÉarscáil
topagrafach seo teorainneacha
rÉadmhaoine dílthiúla,
agus ní lÉiríonn sÉ inEireacht
ar ghnÉithe fisiceacha.

63 Ballinclea Heights
Killiney
Co. Dublin
A96W9H3

RECEIVED: 15/06/2026

01 Existing Ordnance Survey Map 1:1000

AN COIMISIÚN PLEANÁLA
14 AUG 2026
LTR DATED _____ FROM App.
LDG-_____
ACP-LV-501892-DR-26.

Notes

THESE DRAWINGS ARE FOR PLANNING PURPOSES ONLY AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.

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Planning Application

Planning - Site Plan Key

- Subject Site (Note that the outline has been referenced from the more accurate 1:500 Site Plan)
- Location of site notice

DDS Architecture Ltd
192 Clontarf Road, Clontarf, Dublin, D03 X3V1
Tel: +353 1 902 3944
architecture@dublindesignstudio.com

Ros Inbhear, Claremont Road, Killiney, Co. Dublin
Proposed Replacement Dwelling

Kieron Nolan

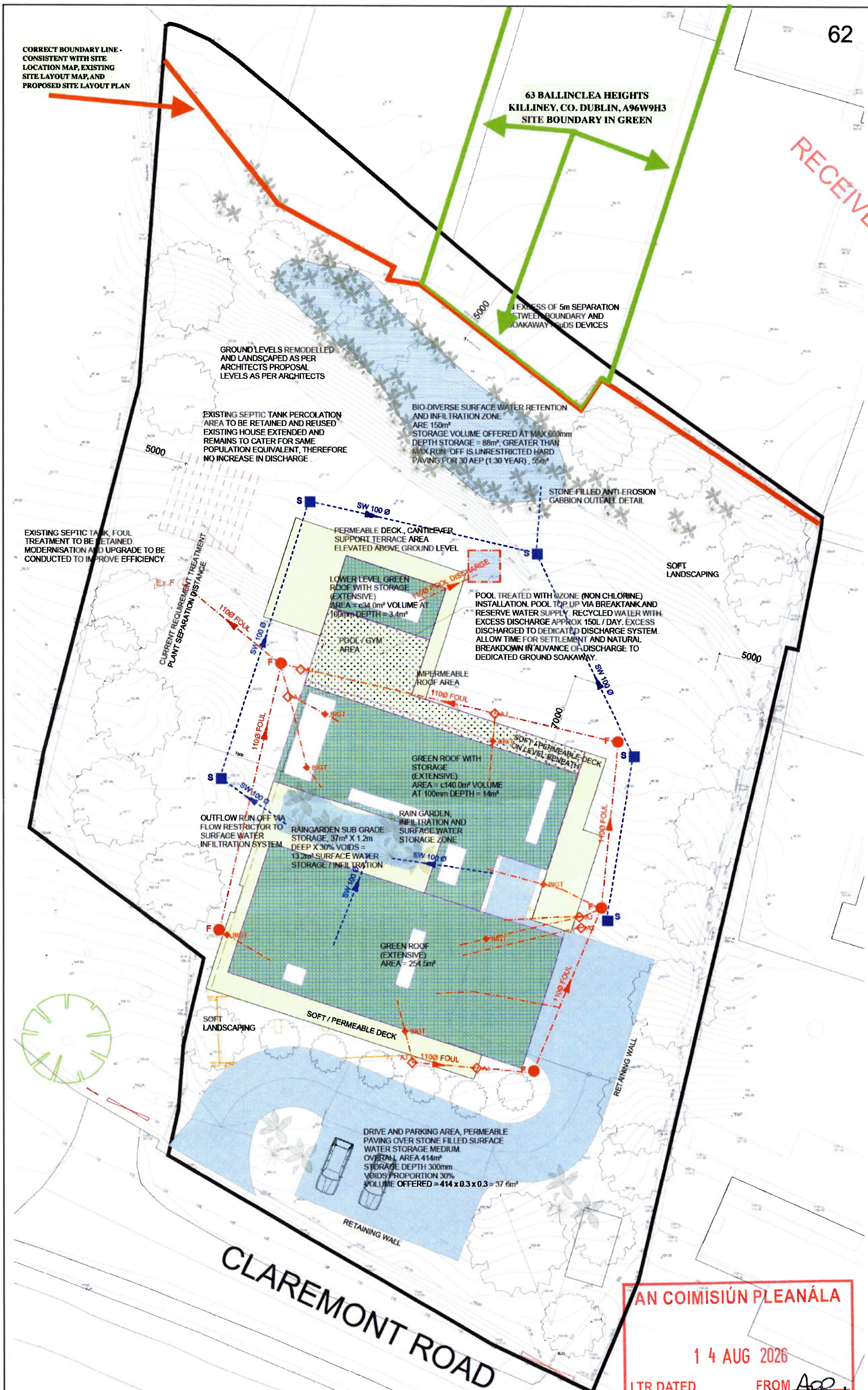
15/06/2026 1:1000 at A3

(P-) Series - Planning Application

Location Map

1004(P-)001

NOTE: RED AND GREEN LINES ADDED TO ORIGINAL DOCUMENT SUBMITTED AS PART OF ORIGINAL PLANNING APPLICATION



NOTES

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL ENGINEERS & ARCHITECT'S DRAWINGS.FIGURED DIMENSIONS ONLY (NOT SCALING) TO BE USED. WHERE A CONFLICT OF INFORMATION EXISTS OR IF IN ANY DOUBT - "ASK".
2. CONSULTANTS TO BE INFORMED IMMEDIATELY OF ANY DISCREPANCIES BEFORE WORK PROCEEDS.

SUDS LEGEND

IMPERMEABLE ROADWAY		
IMPERMEABLE HARDSTANDING		
PERMEABLE HARDSTANDING		
PERMEABLE ROADWAY C1.1 FULL INFILTRATION	PERMEABLE ROADWAY C1.2 PARTIAL INFILTRATION	PERMEABLE ROADWAY C1.3 NO INFILTRATION
PERMEABLE FOOTPATH C2.1 FULL INFILTRATION	PERMEABLE FOOTPATH C2.2 PARTIAL INFILTRATION	PERMEABLE FOOTPATH C2.3 NO INFILTRATION
EXTENSIVE GREEN ROOF D1.1 ON DRAINAGE BOARD	EXTENSIVE GREEN ROOF D1.2 ON DRAINAGE BOARD ON BLUE ROOF STORAGE	
INTENSIVE GREEN ROOF D2.1 ON DRAINAGE BOARD	INTENSIVE GREEN ROOF D2.2 ON DRAINAGE BOARD ON BLUE ROOF STORAGE	
HARD LANDSCAPING PERMEABLE PAVING D3.1 ON DRAINAGE BOARD	HARD LANDSCAPING PERMEABLE PAVING D3.2 ON DRAINAGE BOARD ON BLUE ROOF STORAGE	
GRAVEL FINISH D4.1 ON DRAINAGE BOARD	GRAVEL FINISH D4.2 ON DRAINAGE BOARD ON BLUE ROOF STORAGE	
FLOW DIRECTION		
FLOW DIRECTION		
FLOW DIRECTION		
TREE PIT E3.1 DIRECT DISCHARGE LANDSCAPED AREA	TREE PIT E3.2 DIRECT DISCHARGE PAVED AREA	TREE PIT E3.3 DIRECT DISCHARGE FROM GULLEY
FLOW DIRECTION		
FLOW DIRECTION		
R1.1 IMPERMEABLE ROOF DRAINING DIRECTLY TO SURFACE WATER NETWORK	R1.2 IMPERMEABLE ROOF DRAINING TO GROUND LEVEL SUDS FEATURE	

SITE STATISTICS

OVERALL SITE AREA	3779.5m² = 0.37 Ha
DRIVE / PERMEABLE PAVED AREA	414m²
OVERALL ROOF AREA	585m²
DEVELOPMENT PLAN THRESHOLD FOR GREEN ROOF (N/A FOR DOMESTIC PROJECTS, PROVIDED REGARDLESS)	300m²
PERMEABLE DECK AREA	137m²
TOTAL GREEN ROOF AREA	386
PROPORTION GREEN ROOF TO OVERALL ROOF	386 / 585 = +65%
DLRCoCo MIN REQUIREMENT (N/A) AREA <	
RAIN GARDEN AREA	37m²
WINTERGARDEN STORAGE AT 600 DP X 30% VOID	13m³
BIO-DIVERSE INFILTRATION ZONE SWALE AREA	150m²
VOLUME AT MAX STORAGE DEPTH 600mm	88m³

OVERALL SITE DRAINAGE AND SuDS PLAN (1:150)

AN COIMISIÚN PLEANÁLA
14 AUG 2026
LTR DATED _____ FROM App.
LDG-_____
ACP-LV-50892-DR-26

ISSUE	DATE	DESCRIPTION	BY
PL	29.05.26	ISSUED FOR PLANNING	-
A	22.05.26	PRE-PLANNING REVIEW	-

Project Engineer: CK | Project Director: CK

BM STAGE: **PLANNING**

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CLIENT: **DUBLINDESIGNSTUDIO ARCHITECTS**

PROJECT TITLE: **ROS INBHEAR**
BM PROJECT No. **26.121**

MODEL | REFERENCE | SUITABILITY | REVISION

DRAWING TITLE: **SITE OVERALL DRAINAGE AND SuDS MEASURES**

DWG | DRAWING REFERENCE **C11200** | STATUS **PL** | REVISION **A**