ArEng CONSULTING
BROOKLANDS BARRETTSTOWN ROAD RATHFARNHAM CO. WICKLOW

INDEX

1.0 PLANNING APPLICATION ArEng Consulting

1 1.1 APPLICATION FORM

2 1.2 101 EXISTING PLANS ELEVATIONS & SECTION

1.3 102 PROPOSED PLANS & SECTION

1.4 103 PROPOSED ELEVATIONS

1.5 104 1:200 SITE MAP (EXISTING)

1.6 105 1:200 SITE MAP (PROPOSED)

1.7 106 SITE LOCATION MAP

1.8 107 1:100 CONTIGUOUS ELEVATIONS

1.9 SITE NOTICE

1.10 NEWSPAPER AD

3 1.11 PRE-FAB DRAWINGS Fitzsimons Doyle & Associates

1.12 PRE-FAB REPORT Fitzsimons Doyle & Associates

2.0 DL/R REQUEST FOR FURTHER INFORMATION

4 2.1 DL/R FURTHER INFORMATION REQUEST LETTER

2.2 ArEng CONSULTING RESPONSE

5 2.3 NF 01 1:1,250 SITE MAP SHOWING FARRELL LANDHOLDING

2.4 NF 02 1:500 SITE MAP SHOWING WW TREATMENT SYSTEMS AND WELL

2.5 LETTER OF SUPPORT Wicklow traveller group

1.6 THE WAGON PROJECT

1.7 NEAL FARRELL EMPLOYMENT DETAILS

1.8 WASTEWATER DESIGN CAPACITY AND MAINTENANCE REGIME

1.9 HYDROLOGIST REPORT FOR EXISTING WELL

6 **3.0 DL/R REFUSAL**

3.1 DL/R REFUSAL LETTER

3.2 DL/R PLANNERS REPORT

3.3 DL/R TRANSPORT REPORT

3.4 EHO REPORT / CONSULTATION

3.5 ArENG CONSULTING APPEAL

AN COIMISIÚN PLEANÁLA
LDG- fee-pay-004694
ACP-
30 SEP 2026
Fee: € 1500 Type: Card
Time: 13:01 By: Hand

1 APPLICATION FORM

2 101 – 107 DRAWINGS SITE NOTICE + DD

3 PRE-FAB DRAWINGS & REPORT

4 REQUEST FOR FI + RESPONSE

5 FI DRAWINGS / REPORTS / LETTERS

6 DL/R REFUSAL

7 ARENG CONSULTING APPEAL

8

9

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Q-CONNECT

5 705831 013575

KF01357

WWW.Q-CONNECT.COM

EVO Business Supplies Limited
UK: Newland House, Tuscany Park, Wakefield, WF6 2TZ
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www.evo-group.co.uk

EU: Units 5&6 Grants Drive, Dublin, D24 W56C
info@evo-group.ie
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ArEng Consulting Ltd. Brooklands, Barrettstown Road, Newbridge, Co. Kildare 087 6048115 john@areng.ie

PLANNING APPEAL (1st Party)

Appellant : **Neal Farrell of Gerry Farrell Joinery**

Address : **"Blackberry Lodge" Mutton Lane, Tibradden, Dublin 16 D16NY76**

Agent : John Loney MRIAI **ArEng Consulting Ltd.**
Address: Brooklands, Barrettstown Road, Newbridge, Co. Kildare

Address for correspondence :

John Loney MRIAI
ArEng Consulting Ltd.
Brooklands
Barrettstown Road
Newbridge
Co. Kildare
W12C625

AN COIMISIÚN PLEANÁLA
LDG- feepay-004694
ACP-
30 SEP 2026
Fee: € 1500 Type: Card
Time: 17:01 By: Hand

Fee enclosed : ~~€ 220.00~~ 1,500.00 JL.

Inside Four week period end: **Thursday 1st October 2026**

Local Authority : **Dun Laoghaire Rathdown**

Planning Reference No. **D26A / 0190 / WEB**

Decision Date: **04.09.2026**

DEVELOPMENT:

Planning permission for:

Change of use permission from commercial use back to residential use for single storey cottage and permission to extend over and to the rear of cottage to create a 2 storey dwelling unit.

PLANNING APPLICATION FORM

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Please read directions and documentation requirements at back of form before completion. All questions relevant to the proposal being applied for must be answered. Non relevant questions: Please mark n/a.

PLANNING APPLICATION FORM (Part 1)

1. Name of Relevant Planning Authority: Dún-Laoghaire Rathdown County Council

2. Location of Development

Postal Address or Townland or Location (as may best identify the land or structure in question)	Blackberry Lodge Mutton Lane Tibradden D16NY76
Ordnance Survey Map Ref No (and the Grid Reference where available)	DN025 Grid Eastings: 714,019 Grid Northings: 724,271

3. Type of planning permission (please tick appropriate box):

[X] Permission

[ ] Permission for retention

[ ] Outline Permission

[ ] Permission consequent on Grant of Outline Permission

4. Where planning permission is consequent on grant of outline permission:

Outline Permission Register Reference Number:

Date of Grant of Outline Permission:

5. Applicant [2]

Name(s)	Neal Farrell
	Contact details of Applicant to be supplied at Question [23]

6. Where Applicant is a Company (registered under the Companies Acts):

Name(s) of company director(s)	
Registered Address (of company)	
Company Registration No.	

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7. Person/Agent acting on behalf of the Applicant (if any):

Name	John Loney
	Address to be supplied at the end of this form. (Question 24)

8. Person responsible for preparation of Drawings and Plans: [3 & 16]

Name	John Loney
Firm/Company	ArEng Consulting Ltd

9. Description of Proposed Development:

Brief description of nature and extent of development [4]	Change of use permission from commercial use back to residential use for single storey cottage and permission to extend over and to the rear of cottage to create a 2 storey dwelling unit

10. Legal Interest of Applicant in the Land or Structure:

Please tick appropriate box to show applicant's legal interest in the land or structure	A. Owner X	B. Occupier
	C. Other	
Where legal interest is 'Other', please expand further on your interest in the land or structure.		
If you are not the legal owner, please state the name of the owner and supply a letter from the owner of consent to make the application as listed in the accompanying documentation.		

11. Site Area:

Area of site to which the application relates in hectares	0.019

12. Where the application relates to a building or buildings:

Gross floor space [5] of any existing building(s) in sq m	55.00
Gross floor space of proposed works in sq m	55.00
Gross floor space of work to be retained in sq m (if appropriate)	0.00
Gross floor space of any demolition in sq m (if appropriate)	0.00

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13. In the case of mixed development (e.g. residential, commercial, industrial, etc), please provide breakdown of the different classes of development and breakdown of the gross floor area of each class of development:

Class of Development	Gross floor area in sq m

14. In the case of residential development please provide the following,

(a) Breakdown of residential mix:

Number of	Studio	1 Bed	2 Bed	3 Bed	4 Bed	4+ Bed	Total
Houses	0	0	0	0	0	0	0
Apartments	0	0	0	0	0	0	0
Number of car parking spaces to be provided							Total: 0

15. Where the application refers to a material change of use of any land or structure or the retention of such a material change of use:

Existing use [6] (or previous use where retention permission is sought)	Office / storage
Proposed use (or use it is proposed to retain)	residential returning to original use
Nature and extent of any such proposed use (or use it is proposed to retain)	residintial use

16. Social and Affordable Housing

Please tick appropriate	Yes	No
Is the application an application for permission for development to which Part V of the Planning and Development Act 2000, as amended, applies? [7]		X
If the answer to the above question is "yes" and the development is not exempt (see below), you must provide, as part of your application, details as to how you propose to comply with section 96 of Part V of the Act including, for example, (i) details of such part or parts of the land which is subject to the application for permission or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority's functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority's functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and (ii) details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Act." (iii) If the answer to the above question is "yes" but you consider that paragraph (j) of Section 96(3) would be applicable, evidence of when site was purchased should be submitted.		

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If the answer to the above question is **"yes"** but you consider the development to be exempt by virtue of section 97 of the Planning and Development Act 2000, as amended [8] , a copy of the Certificate of Exemption under section 97 must be submitted (or, where an application for a certificate of exemption has been made but has not yet been decided, a copy of the application should be submitted). If the answer to the above question is **"no"** by virtue of section 96(13) of the Planning and Development Act 2000, as amended [9] , details indicating the basis on which section 96(13) is considered to apply to the development should be submitted.	as it is a single domestic unit

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17. Development Details

Please tick appropriate	Yes	No
Does the proposed development consist of work to a protected structure and/or its curtilage or proposed protected structure and/or its curtilage?		X
Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?		X
Does the application relate to development which affects or is close to a monument or place recorded under section 12 of the National Monuments Acts 1930-2004 [10]		X
Does the proposed development require the preparation of an Environmental Impact Statement [11]?		X
Does the application relate to work within or close to a European Site or a Natural Heritage Area[12]?		X
Does the application relate to a development which comprises or is for the purposes of an activity requiring a licence from the Environmental Protection Agency other than a waste licence?		X
Does the application relate to a development which comprises or is for the purposes of an activity requiring a waste licence?		X
Do the Major Accident Regulations apply to the proposed development?		X
Does the application relate to a development in a Strategic Development Zone?		X
Does the proposed development involve the demolition of any structure?		X

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18. Site History

Details regarding site history (if known)

Has the site in question ever, to your knowledge, been flooded? Yes [ ] No [X] If yes, please give details e.g. year, extent: Are you aware of previous uses of the site e.g. dumping or quarrying? Yes [ ] No [X] If yes, please give details:
Are you aware of any valid planning applications previously made in respect of this land/structure?
Yes [ ] No [X] If yes, please state planning reference number(s) and the date(s) of receipt of the planning application(s) by the planning authority if known: Reference No.: Date: Reference No.: Date: Reference No.: Date: Reference No.: Date: If a valid planning application has been made in respect of this land or structure in the 6 months prior to the submission of this application, then the site notice must be on a yellow background in accordance with Article 19(4) of the Planning and Development Regulations 2001, as amended.
Is the site of the proposal subject to a current appeal to An Coimisiún Pleanála in respect of a similar development [13] ?
Yes [ ] No [X]. An Coimisiún Pleanála Reference No.: .

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19. Pre-application Consultation

Has a pre-application consultation taken place in relation to the proposed development [14] ?
Yes [ ] No [X] If yes, please give details: Reference No. (if any): Date(s) of consultation: Persons involved:

20. Services

Proposed Source of Water Supply
Please indicate whether existing or new: Existing [X] New [ ] Not Applicable [ ] Public Mains [X] Group Water Scheme [ ] Private Well [ ] Other (please specify) [ ]   Name of Group Water Scheme (where applicable)

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Proposed Wastewater Management/Treatment
Please indicate whether existing or new: Existing [X] New [ ] Not Applicable [ ] Public Sewer [ ] Conventional septic tank system [ ] Other on-site treatment system (Please specify) [X] The existing waste water treatment system caters for the Gerry Farrell Joinery the Cafe and the Blackberry Lodge

Proposed Surface Water Disposal
Public Sewer/Drain [ ] Soakpit [X] Watercourse [ ] Other (Please specify) [ ] Not Applicable [ ]

RECEIVED: 11/03/2026

21. Details of Public Notice

Approved newspaper in which notice was published	Dublin Gazette
Date of publication	26-02-2026
Date on which site notice was erected [17]	26-02-2026

22. Application Fee

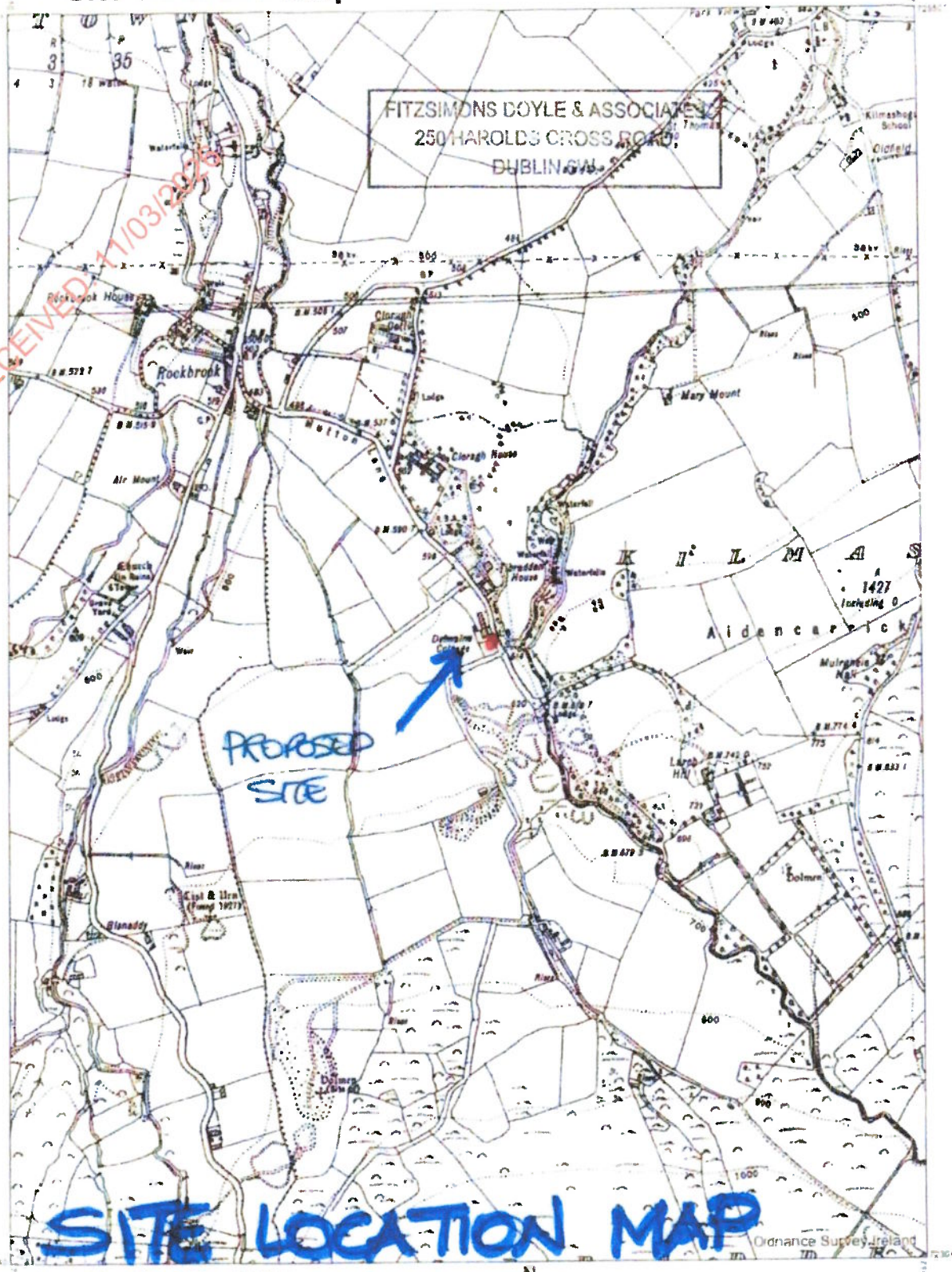
Fee Payable [18]	65.00
Basis of Calculation	1 no. house

I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the Planning & Development Acts 2000, as amended, and the Regulations made there under: Where an application is made in electronic form with the consent of the Planning Authority under article 22(3) of the Principal Regulations valid login credentials will replace the need for a signature and satisfy the declaration.

To be signed by applicant(s) or agent where applicable.

	Applicant	Applicant (where more than one applicant is named).	Agent
Signature	_____	_____	_____
Print Name	_____	_____	_____
Date	_____	_____	_____

Site Location Map



0 100 200 300 400 Metres
0 150 300 450 600 750 Feet

OUTPUT SCALE: 1:10,560

N

CENTRE COORDINATES
ITM 714019,724271

PUBLISHED: 10/12/2020
ORDER NO.: 50191105_1
MAP SERIES: 6 Inch Raster
MAP SHEETS: Dn022

CAPTURE RESOLUTION
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Further information is available at http://www.osi.ie, search 'Capture Resolution'
LEGEND:
http://www.osi.ie, search 'Large Scale Legend'

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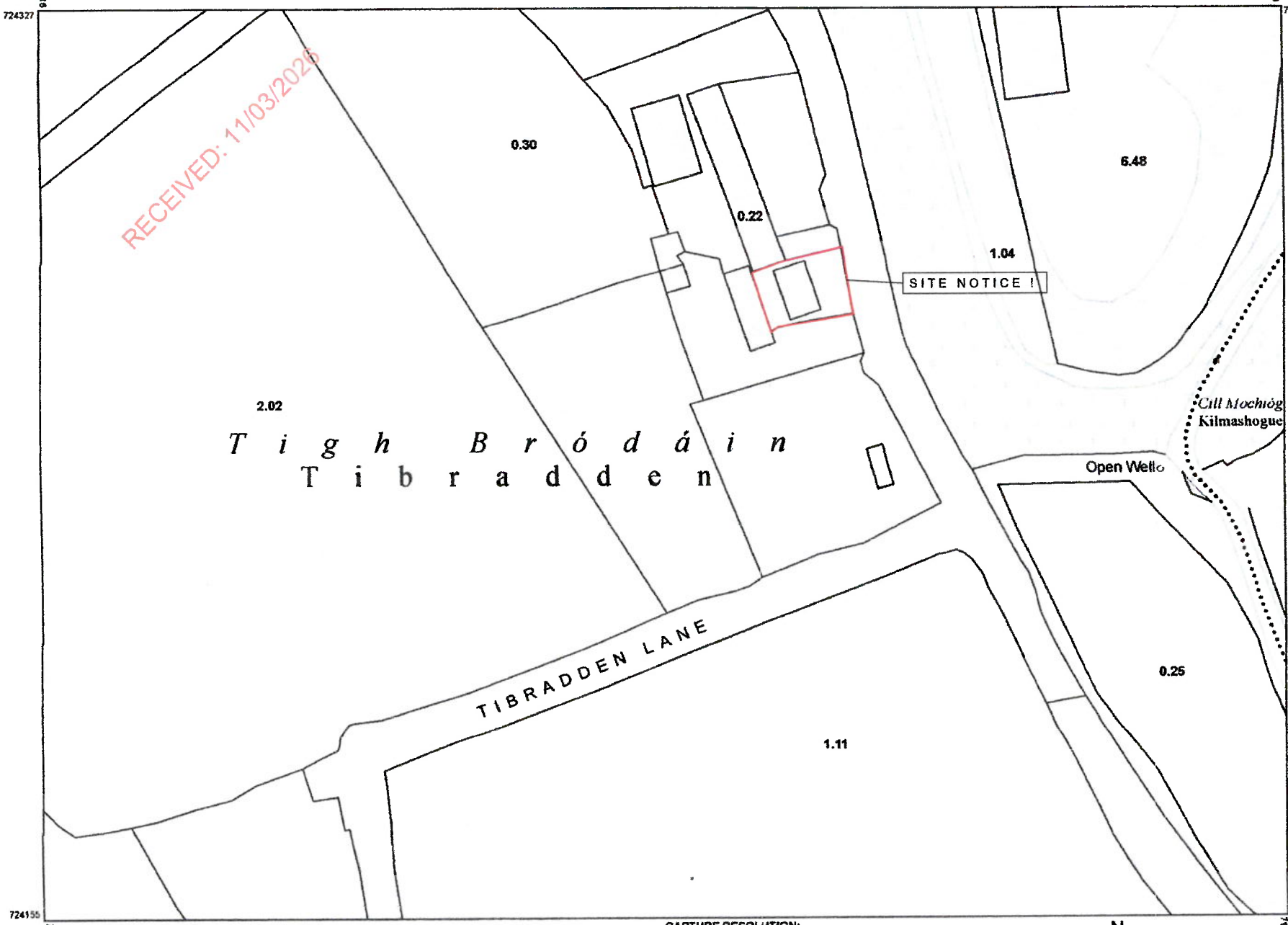
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26-5835 106

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http://www.osi.ie, search 'Capture Resolution'

Ordnance Survey Ireland
National Mapping Agency

CENTRE COORDINATES:
ITM 714033,724241

PUBLISHED:	ORDER NO.:
09/09/2022	50290422_1

MAP SERIES:	MAP SHEETS:
1:2,500	3454-C
1:2,500	3454-D

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dlr
Comhairle Contae County Council

Comhairle Contae Dhún Laoghaire Ráth an Dúin Halla an Chontae Dún Laoghaire Co Átha Cliath Éire
Dún Laoghaire-Rathdown County Council County Hall Dún Laoghaire Co Dublin Ireland

DÚN LAOGHAIRE-RATHDOWN COUNTY COUNCIL

SITE NOTICE

I, NEAL FARRELL

intend to apply for (tick as appropriate)

- [x] **Permission**
- [ ] **Retention Permission**
- [ ] **Outline permission**
- [ ] **Permission consequent on the Grant of Outline Permission (Reg. Ref.:)**

for development at this site: BLACKBERRY LODGE

MUTTON LANE, TIBRADDEN CO. DUBLIN
D16 NY76

The development will consist / consists of:

CHANGE OF USE PERMISSION FROM COMMERCIAL USE BACK TO RESIDENTIAL USE FOR SINGLE STOREY COTTAGE AND PERMISSION TO EXTEND OVER AND TO THE REAR OF COTTAGE TO CREATE A 2 STOREY DWELLING UNIT.

The planning application may be inspected or purchased for a fee not exceeding a reasonable cost of making a copy, at the offices of the Planning Authority, Marine Road, Dún Laoghaire, Co. Dublin, during its public opening hours of Monday to Friday from 10:00am to 4:00pm.

A submission or observation in relation to the application may be made in writing to the Planning Authority, on payment of a fee of €20 within 5 weeks of receipt of the application by the Planning Authority and such submissions or observations will be considered by the Planning Authority in making a decision on the application. The Planning Authority may grant permission subject to or without conditions or may refuse to grant permission.

RECEIVED: 04/03/2026

Signed: John Farrell

(~~Applicant~~/Agent *delete as appropriate*)

(If Agent give address)

BARRETTSTOWN RD.
NEWBRIDGE
CO. KILDARE W12C625

Date of erection of site notice: 26.02.2026

PLANNING

RECEIVED 11/02/2026

DUN LAOGHAIRE RATHDOWN COUNTY COUNCIL

We, Marcos Byrne and Meghan Grogan intend to apply for Planning Permission for development at 3 Church Road , Ballybrack , Glenageary Co. Dublin. The development will consist of the conversion of the existing attic space to habitable accommodation including the installation of Dormer window to the rear roof slope, modifications to the existing roof structure, provision of a new stairs from first floor level to attic level, and all associated site works. The planning application may be inspected or purchased for a fee not exceeding a reasonable cost of making a copy, at the offices of the Planning Authority, Marine Road, Dun Laoghaire, Co. Dublin, during its public opening hours of Monday to Friday from 10 00am to 4:00pm. A submission or observation in relation to the application may be made in writing to the Planning Authority, on payment of a fee of €20 within 5 weeks of receipt of the application by the Planning Authority and such submissions or observations will be considered by the Planning Authority in making a decision on the application. The Planning Authority may grant permission subject to or without conditions or may refuse to grant permission.

4645

DUN LAOGHAIRE RATHDOWN COUNTY COUNCIL

I, Neal Farrell seek Change of use permission from commercial use back to residential use for single storey cottage and permission to extend over and to the rear of cottage to create a 2 storey dwelling unit all at property known as Blackberry Lodge, Mutton Lane, Tibradden Co. Dublin D16NY76. The planning application may be inspected or purchased for a fee not exceeding a reasonable cost of making a copy, at the offices of the Planning Authority, Marine Road, Dun Laoghaire, Co. Dublin, during its public opening hours of Monday to Friday from 10 00am to 4:00pm. A submission or observation in relation to the application may be made in writing to the Planning Authority on payment of a fee of €20 within 5 weeks of receipt of the application by the Planning Authority and such submissions or observations will be considered by the Planning Authority in making a decision on the application.

4637

SOUTH DUBLIN COUNTY COUNCIL

We, Alison Irving and James Kennedy seek retention permission to retain dormer window as-built on roof of planning permission ref SD24B/0323 at rear of property known as Mountain View, Taylors Lane, Ballyboden, Rathfarnham, Dublin 16. This application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of South Dublin County Council during its public opening hours of 9am – 4pm, Mon-Fri, and a submission or observation may be made to South Dublin County Council in writing and on payment of the prescribed fee (€20.00) within the period of 5 weeks beginning on the date of receipt by South Dublin County Council of the application.

4635

DUN LAOGHAIRE RATHDOWN COUNTY COUNCIL

Planning Permission sought for two story extension to the side and rear of 15 Donnville Grove, Ballybrack, Co. Dublin, A96 VF51, comprising 30.8 sq m ground floor extension, with a set back 0.9 sq m first floor extension (side only), and with all associated site works by Sean O'Reagain. The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of the Planning Authority, County Hall, Dún Laoghaire during its public opening hours. A submission/observation may be made on payment of €20 within a period of 5 weeks from the date the application is received by the planning authority.

4639

DUN LAOGHAIRE RATHDOWN COUNTY COUNCIL

We Conor and Dara McVeigh of 42 Whitebeam Road, Clonskeagh, Dublin 14 intend to apply to the Council for planning permission to revise the size of the rear attic dormer granted under planning permission reg. Nr D25B/0703/WEB from 3 meters to 5 meters wide to facilitate the addition of a home office. The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of the Planning Authority, County Hall, Dun Laoghaire during its public opening hours. A submission/observation may be made on payment of €20 within a period of 5 weeks from the date the application is received by the planning authority.

4648

FINGAL COUNTY COUNCIL

We John Barron and Patricia Marmion intend to apply for planning permission. For development at this site at 21 Baskin Cottages, Cloghran, Swords, Co. Dublin K67 A9P8 The development will consist of; Proposed extension to rear of property to ground floor and first floor, also proposed porch to the side of the dwelling and new roof profile The Planning Application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of the Planning Authority during its public opening hours, Fingal County Council, Fingal County Hall, Main Street, Swords, Fingal, Co. Dublin (to inspect Planning Applications on all lands). Opening Hours 9.30 - 16.30 Monday – Friday. (Cash Office opening hours are 9.30 to 15.30 p.m.). A submission or observation in relation to the Application may be made in writing to the Planning Authority on payment of a fee of €20, within the period of 5 weeks, beginning on the date of receipt by Fingal County Council of the Application, and such submissions or observations will be considered by the Planning Authority in making a decision on the application. The Planning Authority may grant permission subject to or without conditions, or may refuse to grant permission. Signed John Barron and Patricia Marmion

4653

FINGAL COUNTY COUNCIL

We Hugh and Kate O'Donnell, seek planning permission for attic conversion to consist of : A) Remove Dutch Hip roof and construct gable wall to ridge to side of property. B) Construct new dormer window to rear with some internal modifications all at No. 20 Deerhaven Avenue, Huntstown, Dublin D15K8F5. This application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of the Planning Authority during its public opening hours of 09.30 – 16.30 Monday to Friday. A submission or observation in relation to the application may be made in writing the Planning Authority on payment of the prescribed fee within the period of 5 weeks, beginning on the date of receipt by the Authority of the application and such submissions or observations will be considered by the Planning Authority in making a decision on the application.

4636

FINGAL COUNTY COUNCIL

Retention Permission is sought for a single-storey rear extension to Kitchen/Dining Room and all associated siteworks at 5 The Mews, Balbriggan Street, Skerries, Co. Dublin K34 P281. Signed: F. & C. Ferguson. This application can be inspected or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of Fingal County Council, County Hall, Main Street, Swords, Co. Dublin Mon -Fri between 9.30-15.30 (Through Lunch) and a submission or observation in relation to the application may be made in writing to Fingal County Council on payment of the prescribed fee within the period of 5 weeks beginning on the date of receipt by the authority of the application.

4633

FINGAL COUNTY COUNCIL

I Olumuyiwa and Omowumi Ilori of 269 The Boulevard, Mount Eustace, Tyrrelstown , Dublin 15, D15CX40 intend to apply to the Council for planning permission to build a single storey rear extension with flat roof over. This application can be inspected or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of Fingal County Council, County Hall, Main Street, Swords, Co. Dublin. Mon -Fri, between 9.30-15.30 (Through Lunch) and a submission or observation in relation to the application may be made in writing to Fingal County Council on payment of the prescribed fee within the period of 5 weeks beginning on the date of receipt by the authority of the application.

4647

FINGAL COUNTY COUNCIL

I, Sylvia Fox, intend to apply to Fingal County Council, for retention permission to retain: first floor extension to side of house, ground floor terrace, lower ground floor garage and office with retaining wall and railing, covered canopy to front of house, alterations to windows and doors throughout, timber fence boundary at Somerton Road side, and all associated site works. At Wooderest House, Somerton Road, Astagob, Castleknock, Co. Dublin. The planning application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of the Planning Authority during its public opening hours. A submission or observation in relation to the application may be made in writing to the Planning Authority on payment of the prescribed fee, €20, within the period of 5 weeks beginning on the date of receipt by the authority of the application, and such submissions or observations will be considered by the Planning Authority in making a decision on the application. The Planning Authority may grant permission subject to or without conditions, or may refuse to grant permission. Signed: Mark Kelly, www.mkelly.ie

4641

SOUTH DUBLIN COUNTY COUNCIL.

Winfactor International Ltd intend to apply for Planning Permission for development at Asia Market, Merrywell Business Park, Ballymount Road Lower, Co. Dublin. The development comprises an MV electrical upgrade to serve the existing facility. The works will consist of the construction of two separate electrical building structures: 1) Low Voltage Switch room consisting of the Clients Transformer room and a new LV Switch room measuring 8.095m x 4.380m x 3.0m high, single storey, located to the east of and adjoining the existing facility. 2) ESB Electrical substation consisting of the ESB Substation and the Clients Medium Voltage Switch room measuring 8.095m x 4.380m x 3.0m high, single storey, located to the east of the existing facility. Both structures will be standalone and constructed with 415mm cavity blockwork. The external finish will be rendered or otherwise suitably finished masonry in a neutral colour. The roofs will be constructed in reinforced concrete. The ESB Electrical substation will accommodate their MV switchgear and equipment necessary to upgrade and reinforce the existing electricity supply to facilitate the operation of a proposed extension and the second room will house the Clients MV switchgear and MV meter. The LV room will house associated low voltage distribution equipment and the transformer room will house the Clients MV/LV 630 KVA transformer. The development is ancillary to and required to support the proposed extension to the existing facility. All associated works, including cabling and connections, will be contained within the site boundary. This application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of South Dublin County Council during its public opening hours of 10am-4pm, Mon-Fri. A submission or observation may be made to South Dublin County Council in writing and on payment of the prescribed fee (€20.00) within the period of 5 weeks beginning on the date of receipt by South Dublin County Council of the application.

4632

250 Harolds Cross Road, Dublin 6W
Tel: +353 (0) 1 496 6011
Fax: +353 (0) 1 496 7018
www.fdaconsulting.ie
email: admin@fdaconsulting.ie

Fitzsimons Doyle
& Associates

FDA
CONSULTING ENGINEERS

RECEIVED: 09/08/2026

Structural Report

On

Blackberry Lodge

Gerry Farrell Joinery Complex

Mutton Lane

Tibradden

Rathfarnham

Dublin 16

D 21A/0670 21 JUL 2021

D 21A/0603 29 JUN 2021

Client:
Gerry Farrell, Ruth Farrell & Declan O`Donnell
Gerry Farrell Joinery
Mutton Lane
Tibradden
Rathfarnham
Dublin 16

Our ref: 19/4885
Date: June 2021

Association of Consulting Engineers of Ireland
FIDIC International Federation of Consulting Engineers
ISO 9001 Registered
UKAS

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John Doyle Eur.Ing. C.Eng. M.I.C.E. MIEI F.Cons EI Dip.Proj.Man
Andrew Fitzsimons B.Sc.Eng.Dip.Eng.Dip.Geotech.Eur.Ing.Dip.MCIArb.C.Eng.MIEI F.ConsEI

RECEIVED: 09/08/2023

Blackberry Lodge

Location

From before 1900, there were houses built on the present site location of Blackberry Lodge, part of the complex of Gerry Farrell Joinery, Mutton Lane, Tibradden, Dublin 16. This is identified on the Ordnance Survey Maps as Delmaine Cottage – See Ordnance Survey Map in Appendix

The complex of Gerry Farrell Joinery is contained with lands to the West and North of Mutton Lane and to the East and South of Tibradden Lane.

History of Occupation

The structure provided two dwellings one which exists today as a two-storey residence occupied by the `De Barca` family.

The second dwelling was adjoining the De Barca dwelling and it was demolished in the 1970s following a fire and a single storey timber framed industrial structure erected on the site of the original house.

There are records of the 'Prosser` family having lived in the original demolished house from 1935 – See Toms Directory Records.

Description

In the early 1970s, the existing timber framed dwelling was erected. It was a standard portacabin timber framed industrial building constructed of timber framed pods which were joined together to provide typically temporary office accommodation or similar uses.

The system was also used for temporary school accommodation, health centres, Garda stations and public use facilities.

The structure was built off concrete block walls on strip foundations. The pods were delivered to site and assembled onto the supporting walls.

The pods are timber framed with timber floor joists and plywood floors. The walls are timber studded with plywood panelling externally and timber or plasterboard panelling internally. The roof is plywood timber on timber joists with plasterboard ceilings. A minimum of insulation was provided to the walls and roof.

The floor is not insulated. The roof is covered in a bituminous felt membrane.

In the case of Blackberry Lodge, the structure was secondhand and had been purchased from a Building Developer.

The walls are rendered and painted in a masonry paint. The windows are in timber and single glazed.

Building Energy Rating

A Building Energy Rating for the building is way below the `A3` rating recommended for housing.

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Sustainability of Structure

The lifespan of this type of unit is no more than 20 years. The existing structure of Blackberry Lodge is in excess of 50 years old and the unit has long past its functional and intended lifespan.

It is not an economical or sustainable solution to try to upgrade or improve this structure to meet the requirements of a modern house to National Standards.

This type of structure was never nor is it intended to provide suitable residential accommodation.

The site of Blackberry Lodge is a small holding. The house has little or no private open space to the rear and sides and the front garden is small and incapable of providing off street parking. It does not provide the site area capable of meeting the National Standards for housing or the standards set out in the Dun Laoghaire-Rathdown County Council Development Plan.

In the short to medium term, it is intended to use the structure as offices and storage of equipment and tools.

This use is complimentary to the original design of the structure. The structure will be well-maintained and its general appearance and tidiness maintained so as to compliment the streetscape and rural outlook of the area.

Ruth Farrell who has lived in the house for over 10 years as Farm Manager/Administration Manager of Gerry Farrell Joinery has a need to provide proper and sustainable housing for her Family.

In parallel to this, she has a need to continue with her employment as Farm Manager/Administration Manager to Gerry Farrell Joinery and its various activities.

It is with this in mind that she with her father`s assistance intends to build a replacement house on the complex site to accommodate herself, her husband and two children.

The proposed replacement house is within part of the complex of Gerry Farrell Joinery and allows Ruth the ability to continue with her employment duties to the local communities and to charities using the facilities.

Change of Use Existing Portakabin Structure

The unit has a limited lifespan and it is intended to convert it into office use and storage for Gerry Farrell Joinery.

The proposed layout plans are included in the application for the Council`s approval.

Signed:

John Doyle Eur.Ing. C.Eng. MIEI, F.Cons.EI
Chartered Engineer

D 21A/0670 21 JUL 2021

Born from a joinery workshop, Libradden Craft Farm offers a space for family outings, engagement with nature and respite from city life all within our serene surroundings.

Come join us in the foothills of the Dublin Mountains to explore nature and enjoy all it provides.



MEET THE ANIMALS

A full farmyard of friendly animals are waiting to meet you. Whether it's to see the sleepy Piggie Smalls, or the exotic alpaca, Al Pacino, our animals are excited to meet and greet all visitors, big and small!

YEAR-ROUND EVENTS

As our beautiful scenic location exists all year round, so do we.
Keep an eye out for our special events for Hallowe'en, Christmas and Easter. Or book your own event - we cater for birthday parties, family celebrations or corporate events.

NATURE IN YOUR HANDS

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MAKE A CRAFT

Sign up for one of our woodworking or craftmaking courses - suitable for all ages! Or, for grown-ups only, explore your creative side in our Wine & Paint nights.

BROWSE THE STORE

Marvel at the crafts made on-site by our team of elves or pick up some honey made by the local worker bees in our Craft & Country Store. We showcase the best of local craftmaking.



0 21/0670 21 JUL 2021
0 21A/0603 29 JUN 2021



A scenic refuge for all ages. Reignite your romance with nature on Dublin's doorstep.

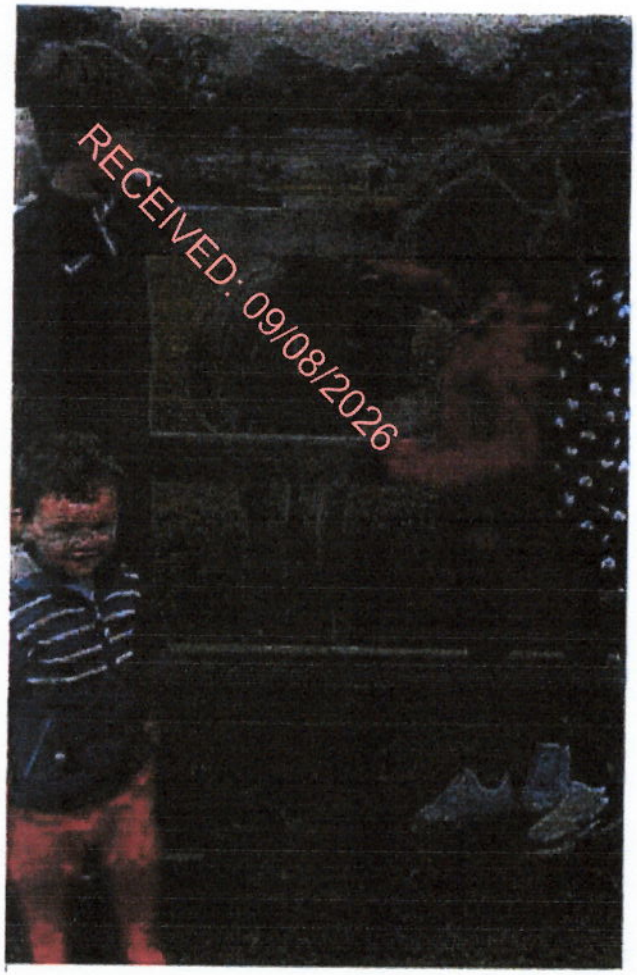
Here at Tibradden Craft Farm, we are passionate about supporting charities and community groups.
We offer our unique location to various groups: from mindfulness walks with GROW, to woodworking with children with special needs.
If you think that your community group could benefit from the use of our facilities, please contact us.



CONTACT

Blackberry Lodge, Mutton Ln,
Rathfarnham, Dublin 16
tibraddencraftfarm@gmail.com
[redacted]
www.tibraddencratfarm.ie

RECEIVED: 09/08/2026



tibradden craft farm

Country Life on the City's Edge

Comhairle Contae County Council
Comhairle Contae Dhún Laoghaire-Ráth an Dúin, Halla an Chontae, Dun Laoghaire, Co Atha Cliath, Eire A96 K6C9
Dun Laoghaire Rathdown County Council, County Hall, Dun Laoghaire, Co Dublin, Ireland A96 K6C9
T: 01 205 4700 E: info@dlrcoco.ie W: www.dlrcoco.ie

John Loney
BROOKLANDS
BARRETTSTOWN RD
NEWBRIDGE CO. KILDARE
W12C625

01-May-2026

NOTIFICATION OF REQUEST FOR FURTHER INFORMATION
Planning & Development Act 2000, as amended

Order Number P/0875/26	**Date of Order** 01-May-2026
Register Reference D26A/0190/WEB	**Date Received** 11-Mar-2026
National Online Portal Reference: 120000091715	

Applicant: Neal Farrell
Development: Change of use permission from commercial use back to residential use for single storey cottage and permission to extend over and to the rear of cottage to create a 2 storey dwelling unit
Location: Blackberry Lodge, Mutton Lane, Tibradden, Dublin 16, D16NY76
Site Area: 205
App. Type: Permission

Dear Sir/Madam

With reference to your planning application, received on 11-Mar-2026 via the National Online Planning Portal in connection with the above. I wish to inform you that before the application can be considered under the Planning & Development Act 2000, as amended, the following **further information** must be submitted through the Online Planning Portal.

Planning
1. The Applicant is requested to submit a comprehensive commentary which addresses the requirements of Section 4.3.1.6. Policy Objective PHP23: Management of One-off Housing, Section 12.3.10 One-Off Housing in the Countryside and Section 12.3.10.1. Suitable Sites of Dún Laoghaire-Rathdown County Development Plan 2022-2028, comprising:

- Applicant's full-time employment or their commitment to operate a full-time business from their proposed home in a rural area.

- How their existing or proposed business contributes to and enhances rural community.

- The nature of the Applicant's employment or business being compatible with rural areas (in order to discourage Applicants whose business is not location dependent).

- A map showing all existing family owned property and lands.

- A rationale as to why a particular site has been chose for development.

- A strong justification in relation to the need for an additional dwelling in the rural area.
- A rationale clearly detailing why a family flat is not a suitable alternative.
- Documentary evidence to show how the Applicant complies with rural housing policy.
- A site suitability report in relation to waste water treatment.

2. To ascertain the feasibility of any extension/refurbishment of Blackberry Lodge, the Applicant is requested to submit an up-to-date structural survey, carried out by an appropriately qualified professional.

3. The Applicant is requested to submit scaled and labelled existing/proposed site layout plans and clearly annotated drawings showing:

- All parts of existing structure for retention and demolition.
- Existing/proposed boundary treatments/hedgerows and vegetation.
- Area of rear private amenity space to serve the proposed dwelling, having regard to requirements under the Sustainable Residential Development & Compact Guidelines for Planning Authorities, 2024.

Water & Drainage - E.H.O.
4. The Applicant is requested to submit:

a) A revised site layout plan to scale (1:500), including the existing wastewater treatment system (Treatment systems for Small communities, Business, Leisure Centres and Hotels EPA) currently serving the Café, the Joinery, the Joinery School and the subject proposal: 'Change of use from office to residential'.

b) The location of the existing well serving the Joinery, the Joinery School, the Cafe and existing dwelling must be included in the site location map.

c) Evidence of a potable water supply to serve proposed residential dwelling. Evidence must include a bacteriological and chemical examination in accordance with European Communities Drinking Water regulations 2023.

d) A plan to scale (1:500) showing the position of neighbouring dwellings waste water treatment systems (including percolation areas). Please also specify on this plan the position of any wells serving these dwellings. .

Advisory note:
The parent approval (D17A/0469) for Gerry Farrell Joinery works and Café is for 'Treatment systems for Small communities, Business, Leisure Centres and Hotels 1999' EPA.

The application should be referred to Drainage Engineer in Dun Laoghaire Rathdown Water and Drainage Services Dept. EHO's are only contracted to make recommendations on the 2021, EPA Code of Practice for Domestic Wastewater Treatment Systems (PE ≤ 10).

dlr
Comhairle Contae County Council
Comhairle Contae Dhún Laoghaire-Ráth 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

The applicant is advised that in order to ascertain whether it is necessary for the Further Information/Clarification of Further Information to be re-advertised by way of new public notices (i.e. site notice & newspaper notice), **the complete Further Information/Clarification of Further Information response must, be uploaded through the National Online Planning Portal for viewing by the Planning Case Officer.** In the event of it being considered that new public notices are required, the applicant will be advised accordingly.

In the event that new public notices are required, a notice should be placed in an approved newspaper and a site notice should be erected on the site. A copy of these public notices should then be submitted through the National Online Planning Portal. The Further Information/Clarification of Further Information will then be registered at **the date of receipt of the new notices by the Planning Authority.**

Under Article 33 (3) of the Planning and Development Regulations 2001 - 2012, where a requirement for **Further Information** is not complied with, the planning application shall be declared to be **withdrawn** after the period of 6 months from the date of the requirement for **initial further information** or evidence has elapsed or such additional period, not exceeding 3 months as may be agreed by the planning authority.

Applicants wishing to extend the timeframe for submission of Further Information as per Article 33 (3) of the Planning and Development Regulations 2001 – 2012, should contact the case officer prior to the expiration of the 6 month time limit.

In accordance with Article 35 (1) (a) of the Planning and Development Regulations 2001 - 2012, if the Planning Authority considers that the Further Information received contains significant additional data, the applicant will be required to publish a notice in an approved newspaper. Any such notice must be marked "Further Information" or "Revised Plans" as appropriate,and must meet the requirements of Article 35 (1) (a) of the aforementioned regulations. The notice should state that the period in which submissions or observations in relation to the further information may be made in writing to the Planning Authority shall be not later than **two weeks** from receipt of the newspaper notice and site notice by the planning authority. For further detail, please see attached sheet.

In accordance with Article 35 (2), in these instances where the applicant is required to publish a new newspaper notice, the Planning Authority also requires that the applicant erect a new Site Notice indicating that further information or revised plans are to be submitted.

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**".

Yours faithfully

Sharon Peppard

for Senior Executive Officer

dlr
Comhairle Contae County Council
Comhairle Contae Dhún Laoghaire-Ráth an Dúin, Halla an Chontae, Dun 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

PUBLIC NOTICES FOR FURTHER INFORMATION

In accordance with Article 35(1)(a) of the Planning and Development Regulations 2001 - 2012, where a Planning Authority requires an applicant to publish a notice in an approved newspaper, in relation to Further Information or Revised Plans, the notice shall contain as a heading the name of the Planning Authority marked "Further Information" or "Revised Plans", as appropriate, and shall state:-

- Name of the Applicant
- Location, townland or postal address of the land or structure to which the application relates (as may be appropriate)
- The Reference Number of the application on the register
- That significant further information or revised plans, as appropriate, in relation to the application has/have been furnished to the Planning Authority, and is/are available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy, at the offices of the Authority during its public opening hours
- That a submission or observation in relation to the further information or revised plans may be made in writing to the Planning Authority on payment of the prescribed fee not later than 2 weeks of receipt of the newspaper notice and site notice by the Planning Authority.

In the case of a planning application accompanied by an Environmental Impact Statement the period for receipt of such notices is **5** weeks.

In accordance with Article 35(2) of the aforementioned Regulations, where a Planning Authority considers that the notice published in accordance with sub-article (1)(a) and 1(b) does not adequately inform the public, the Authority may require the applicant to give such further notices in such a manner and in such terms as the Authority may specify.

Please note that the four week period for determination of the application shall run from the date of receipt of the public notices by the planning authority.

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D26A/0190/WEB	

Applicant: Neal Farrell
Development: Change of use permission from commercial use back to residential use for single storey cottage and permission to extend over and to the rear of cottage to create a 2 storey dwelling unit
Location: Blackberry Lodge, Mutton Lane, Tibradden, Dublin 16, D16NY76
Site Area: 205
App. Type: Permission

Dear Sir/Madam
In response to your letter requesting further information dated 1st May 2026

1

- ***Applicant's full-time employment or their commitment to operate a full-time business from their proposed home in a rural area.***

Please find attached Employment details for Applicant (Neal Farrell) from 2014-2025 stating that he is employed by Gerard Farrell in the Joinery workshop.

- ***How their existing business contributes to and enhances rural community.***

The Existing Business's under the "Gerry Farrell Joinery" umbrella contributes to and enhances the rural community by the services it provides from the Community Farm (Horses Donkeys Lamas ducks geese) the Hazel House Café all run by Ruth Farrell as a business for the community. Neal with his Father Gerry run The Tibradden Craft Workshop (Part of Gerry Farrell Joinery) where the Wagon Project" was born. This Initiative promoted by the HSE is an ongoing training programme for the traveller community in reviving the old skills of building Traveller Wagons. Please see attached brochure showing the skills and the various stages of the construction of a Traditional Horse Drawn Traveller Wagon all of which feature the Tibradden Craft Workshop and the surrounding open spaces.
The existing businesses contributes to the local community by employment from the Joinery to the café and of course animal management. The aforementioned activities could not take place anywhere else because of the venue and the dedication of Neal and Gerry Farrell and its well established location under the " Gerry Farrell Joinery" umbrella. The local community avail of the café and being able to bring small children to see up close the various animals of which the horses are needed to assist with the wagon making.

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- ***The nature of the Applicant's employment or business being compatible with rural areas (in order to discourage Applicants whose business is not location dependent).***

The Existing Business "Gerry Farrell Joinery" with the Horse and Donkey sanctuary the Café the Tibradden craft workshop activities work collectively to create a great country experience close to urban areas. the Café works for those visiting the farm /sanctuary and those training in the workshop. The workshop café and all buildings are all old structures re-imagined by the Farrells on the property.

- ***A map showing all existing family owned property and lands.***

Please find map ref NF 01 1:2500 showing the extent of the Farrell property outlined in Blue

- ***A rationale as to why a particular site has been chose for development.***

This is not a site. The Prosser Family lived in the original house for generations (Toms directory) and we believe up until 1970 when the original building was demolished following on from a fire. This pre-fab building which was second hand at the time (see report and drawings by Fitzsimons Doyle and Associates) was erected on an elevated concrete plinth. The front entrance railings and gate of wrought iron and granite date back over 100 years with the "Blackberry Lodge" in some shape or form always being behind the original entrance façade. This particular site/property has been chosen because it is an obvious developed site which the "Blackberry Lodge" currently has a change of use from domestic to commercial use as part of previous occupants Ruth Farrells new Development on Tibradden Lane.

- ***A strong justification in relation to the need for an additional dwelling in the rural area.***

This existing dwelling/storage unit should not be considered as an additional dwelling in the rural area as "Blackberry Lodge" exists and is in every day use by Neal. There is Electricity MPRN (which was never turned off at any point) and there is water from the private well which serves all the activities on the site. Neal uses Blackberry Lodge as a canteen and the storage of filed documentation.
The Justification for a need for a dwelling is that Neal lives with his father in Firhouse but spends all his time in the Joinery and the craft workshop. He also teaches ukelele to groups in the evening in the loft over the craft workshop. Neal is in need of housing and currently spends all his time in the joinery and workshop. We are aware that this Unit Blackberry lodge has current commercial status although used for canteen and filing.

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- ***A rationale clearly detailing why a family flat is not a suitable alternative.***

In its current format Blackberry Lodge is not unlike a Family flat as it operates on a single floor it has 1 small bedroom and a second suitable for a small child. It is however detached. There is no other residential property on the site to attach a Family flat to ?

- ***Documentary evidence to show how the Applicant complies with rural housing policy.***

We believe that it is unusual request for any Local Authority to require compliance with the Rural Housing Policy for an applicant who seeks only to up-grade an existing house "Blackberry Lodge" that has been in the Farrell ownership since 2005. Neal has lived with his Father Gerry in Firhouse. Gerry Farrell Joinery was based in Inchicore Dublin pre 2005. This business had to get out of Inchicore when residential development pressure came and hence the move to Mutton Lane. Schools birth certs etc for Neal will all relate to Firhouse D24. The c 12 year rule is generally used as a specified period of time within the RH policies and Neal has been on this site / property for 21 years.

- ***A site suitability report in relation to waste water treatment.***

Molloy Environmental Services installed the existing waste water treatment system and percolation area. This P16 system is now in position for 20 years and is working to everyone's satisfaction. The site Characterisation and Site suitability reports requested would have been completed and submitted to the Environmental Department of the Local Authority prior to installation 20 years ago as they are existing services. Please find attached Maintenance contract agreements and recent Installation Commissioning and Maintenance Control sheet 30.06.2026 from Molloy Environmental Services.

2. ***To ascertain the feasibility of any extension/refurbishment of Blackberry Lodge, the Applicant is requested to submit an up-to-date structural survey, carried out by an appropriately qualified professional.***

There is a recent report carried out by an appropriately qualified person namely John Doyle C.Eng MIEI of Fitzsimons Doyle and Associates in June 2021. The title of this document is "Pre-fab report" and this report was lodged with DLR on 21st July 2021 as part of Ruth Farrells planning application for a separate House. Ruth Farrell together with husband and 3 small children were living in the Lodge at the time. The Writer states that "it is not an economical or sustainable solution to try and up-grade or improve this structure to meet the requirements of a modern house to National Standards"
I would agree with this report and believe that this dwelling should be demolished. The use of the word demolish did not appear in the planning notice as it's current classification is commercial and demolition is not a planning issue in that instance.

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Therefore according to the report it appears that the practical thing to do would be to demolish the existing Lodge / re-build and comply with all the regs including Part M.
This report is only 5 years old and Ruth Farrell vacated the property in 2025 meaning that it has not had much use commercially since its change from domestic use and would in 2027 be eligible for a vacant property grant to assist with bringing properties such as this back into use.
I suggest that with a pre-fab structure of some 60 years is well beyond its usage and any further up to date report prepared by myself or others would not be informative or useful.

3. *The Applicant is requested to submit scaled and labelled existing/proposed site layout plans and clearly annotated drawings showing:*

As mentioned at 2. this property needs to be removed and a new dwelling installed.

- ***All parts of existing structure for retention and demolition.***

As mentioned at 2. this property needs to be removed and a new dwelling installed.

- ***Existing/proposed boundary treatments/hedgerows and vegetation.***

There is some soft landscaping to the front of the property with some planting to the boundaries that of species of a climbing nature. This due to the boundaries all being walls or part of other structures not within Farrell ownership. WEST we have Delmaine Cottage with a blank wall of a 2 storey house and no windows facing Blackberry Lodge . This wall must be kept free of anything that could result in dampness to the Delamaine Cottage. South there is a Stone garden wall 1.8 high shared with Delamaine Cottage NORTH we have a small shed used as part of the joinery with pedestrian access through to the Blackberry Lodge. EAST our stone wall with railings which surely must be a protected structure which would look very odd without a dwelling behind.! All the boundaries are existing with half the boundaries the property of Delamaine Cottage not in Farrell ownership.

- ***Area of rear private amenity space to serve the proposed dwelling, having regard to requirements under the Sustainable Residential Development & Compact Guidelines for Planning Authorities, 2024.***

The use of the words proposed dwelling once again is not accurate ! The rear of the property does not have the amenity space as per the 2024 standards and again how can the 2024 standards be applied to a dwelling that never had any amenity space and in existence for over 100 years. This property can only occupy the existing footprint save a small extension to the rear which will better avail of the remaining rear space for social use. Neal Farrell as previously noted spends all of his time in the joinery and into the evenings teaching music in the loft over the craft workshop. Neal Farrell or any of the previous occupants are not overly concerned about the lack of amenity to the rear of which he has no time to maintain.
Again this is not a proposed dwelling.

Water & Drainage - E.H.O.
4. The Applicant is requested to submit:

a) ***A revised site layout plan to scale (1:500), including the existing wastewater treatment system (Treatment systems for Small communities, Business, Leisure Centres and Hotels EPA) currently serving the Café, the Joinery, the Joinery School and the subject proposal: 'Change of use from office to residential'.***

Please find attached drawing NF 02 at scale of 1: 500 highlighting the location of the treatment system

b) ***The location of the existing well serving the Joinery, the Joinery School, the Cafe and existing dwelling must be included in the site location map.***
Please find attached drawing NF 01 at scale of 1: 500 highlighting the location of the treatment system

Please find attached drawing NF 02 at scale of 1: 500 highlighting the location of the existing well serving all the entities.

c) ***Evidence of a potable water supply to serve proposed residential dwelling. Evidence must include a bacteriological and chemical examination in accordance with European Communities Drinking Water regulations 2023.***

Please find attached Hydro assessment report prepared by Dr. Robert T. Meehan prepared for the Hazel House Café in 2017 concluding that the risk of contamination is low. The volume of water generated by this bored well has never been an issue to date. There has always been potable water on this site and Blackberry Lodge.

d) ***A plan to scale (1:500) showing the position of neighbouring dwellings waste water treatment systems (including percolation areas). Please also specify on this plan the position of any wells serving these dwellings. .***

Please find attached drawing NF 02 at scale of 1: 500 highlighting the location of existing septic tanks on neighbouring properties.

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Advisory note:
The parent approval (D17A/0469) for Gerry Farrell Joinery works and Café is for 'Treatment systems for Small communities, Business, Leisure Centres and Hotels 1999' EPA.

The application should be referred to Drainage Engineer in Dun Laoghaire Rathdown Water and Drainage Services Dept. EHO's are only contracted to make recommendations on the 2021, EPA Code of Practice for Domestic Wastewater Treatment Systems (PE ≤ 10).

The treatment system is there for 20 years and is working well below its capacity. Im not sure by the above advisory note who should be referring what to the Drainage Engineer in Dun Laoghaire Rathdown for systems in excess of a population of 10 people. ?

All the questions addressed by myself are regarding a new development and a justification for a new development and to a compliance with a Rural Housing Property for a new development . This property which was purchased as a house "Blackberry Lodge in 2005 by Gerry Farrell Joinery. This "Blackberry Lodge" has been in existence for over 100 years and is the only habitable part of the Gerry Farrell Joinery property which has the following necessary services 1. Electricity 2. Water 3. Access to the communal waste water treatment system. 4. a title "Blackberry Lodge" 5. an Eircode.!

This property is of use to the Farrell Family who run the aforementioned joinery café farm craft school etc. Parking on the road in front of this cottage is problematic and not be encouraged due to the narrow width of road. The Farrell family park their vehicles at the joinery where they work or in the car park.

The waste water is tied in with the joinery and always has been, the water is served by the joinery.

This property is only attractive to a member of the Farrell family to allow them to live "over the shop" so to speak.

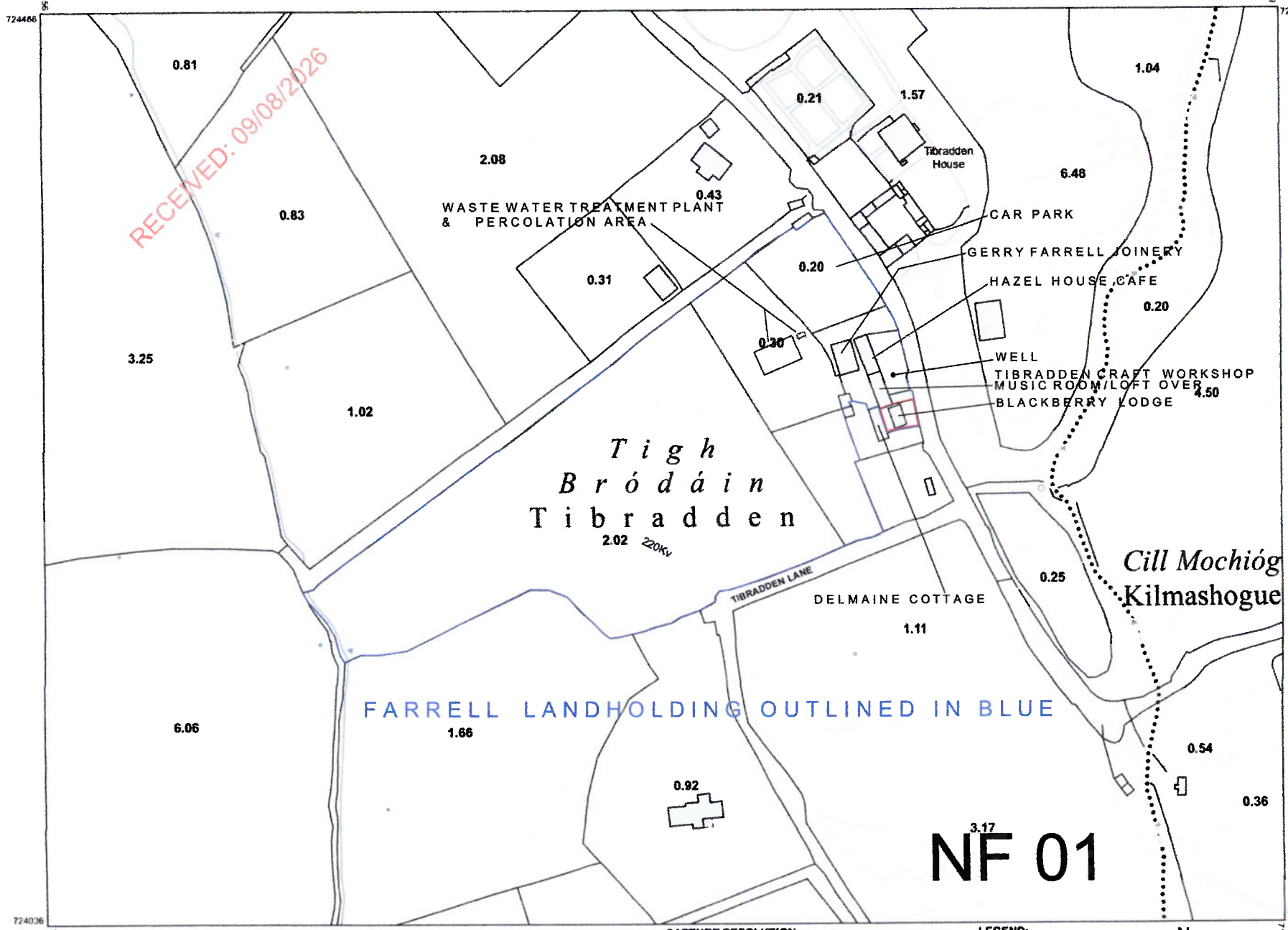
Yours Sincerely
John Loney MRIAI
BROOKLANDS
BARRETTSTOWN RD
NEWBRIDGE CO. KILDARE
W12C625

ArEng
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Please find attached:

Employment Details (Neal Farrell) from Revenue
The Wagon Project (Southside Travellers action group, Gerry Farrell Joinery, HSE Mental Health Engagement & Recovery CYPSC DL/R
Wicklow Travellers Group Letter of support
ND 01 1:2500 OS Map
ND 02 1: 500 Site Map
Pre-Fab Report and drawings Fitzsimons Doyle & Associates
Wastewater Treatment System Molloy Environmental Specifications
Molloy Environmental service report June 2026
Well Hydro Assessment report

Land Registry Compliant Map



OUTPUT SCALE: 1:2,500

CAPTURE RESOLUTION:
The map objects are only accurate to the resolution at which they were captured.
Output scale is not indicative of data capture scale.
Further information is available at:
www.tailte.ie, search 'Capture Resolution'

LEGEND:
To view the legend visit www.tailte.ie and search for 'Large Scale Legend'

Tailte Éireann

CENTRE COORDINATES:
ITM 713948,724251

PUBLISHED: 09/08/2026
ORDER NO.: 50552131_1

MAP SERIES: 1:2,500
MAP SHEETS: 3454-C
1:2,500 3454-D

COMPILED AND PUBLISHED BY:
Tailte Éireann,
Phoenix Park,
Dublin 8,
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Wicklow Travellers' Group, CLG

C.E.A.R.T.
Crinion Park
Wicklow Town
Tel.: 083 442 8130
Email: admin@wicklowtg.ie
Website: www.wicklowtravellersgroup.ie

RECEIVED: 09/07/2026

26th June 2026

Dear Dun Laoghaire - Rathdown County Council,

We are writing to you to express our support for Neal Farrell in his pursuit to gain planning permission for rebuilding the house next to Gerry Farrell Joinery and Tibradden Craft Farm in Tibradden. Gerry Farrell Joinery and Tibradden Craft Farm have been supporting the Traveller community and Traveller projects to develop culturally appropriate initiatives for the community. Neal plays a very central role in that facility through his running of the joinery and craft workshop, production of project materials and facility maintenance.

We have been working with Tibradden craft Farm for the past 5 years and and have fully restored a Traveller wagon, that was displayed in the local council offices and in D.I.T. We have engaged Travellers across Co Wicklow, South County Dublin and Kildare in many initiatives, all have a focus on learning and wellbeing. None of this would be possible without the access to the wood workshops and the availability of the wood products which are specifically cut in the Joinery Workshop.

We would strongly hope that Tibradden Craft Farm and Gerry Farrell Joinery will grow and develop in the future and that we can continue to work with them. So far this year there have been two groups from Wicklow Travellers Group, one from Kildare, one from Bray and one from South County Dublin involved in initiatives in Tibradden Craft Farm.

Thank you for taking the time to consider this letter, and please contact us if you need any further information.

Yours sincerely.

Nelly O'Brien – Traveller Community Worker

Jim O'Brien – Youth Outreach Worker

Peter O'Reilly – Traveller Mental Health Coordinator

Aoibhinn McCloy – Coordinator of Wicklow Travellers Group

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The Governance Code — We confirm that our Organisation complies with The Governance Code for the Community, Voluntary and Charitable Sector in Ireland

An Roinn Leanaí, Comhionannais, Míchumais, Lánpháirtíochta agus Óige
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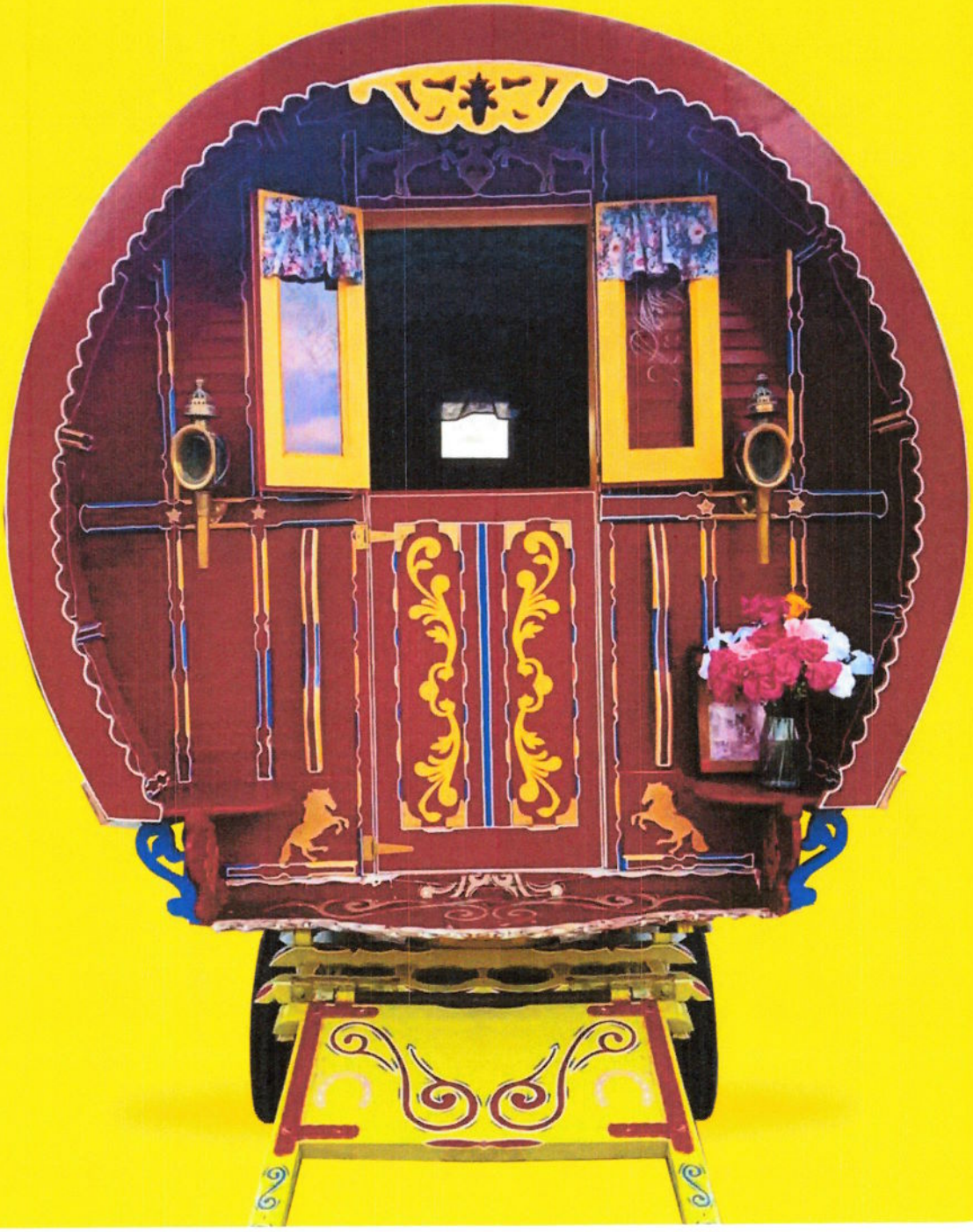
Feidhmeannacht na Seirbhíse Sláinte
Health Service Executive

TUSLA An Ghníomhaireacht um Leanaí agus an Teaghlach
Child and Family Agency

The Wagon Project

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An initiative by Southside Travellers Action Group



SOUTHSIDE TRAVELLERS action group

TERRY FARRELL JOINERY

Connecting for Life

HSE Mental Health Engagement & Recovery

Cúram Sláinte Pobail Thoir Community Healthcare East

CYPSC

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“This is just the beginning.”



Acronyms

RECEIVED: 09/08/2018

CYPSC	Children and Young People's Services Committee
CfL	Connecting for Life
DLR	Dún Laoghaire Rathdown
ETB	Education and Training Board
FET	Further Education Training
HRB	Health Research Board
HSE	Health Service Executive
IADT	Institute of Art, Design and Technology
IMA	Irish Museums Association
ITM	Irish Traveller Movement
LCDC	Local Community Development Committee
NTRIS	National Traveller and Roma Inclusion Strategy
NTHAP	National Traveller Health Action Plan
QQI	Quality and Qualifications Ireland
ROSP	Resource Officer for Suicide Prevention
STAG	Southside Traveller Action Group
TASK	Training Awareness and Skills Knowledge
WHO	World Health Organisation



Stakeholders

No.	Organisation	Person/People
1	STAG Director and all the staff and coordinators in STAG	Geraldine Dunne
2	Traveller Men's Shed	John O' Brien Patrick Slevin
3	TASK Trainees	Natasha Kavanagh Jerry Doran Jessica Doran Jerry Murphy Jessica Doyle Karl Smith Larry Connors Anthony O'Brien Sadie Murphy Margaret Doran Kevin Cash Wall Amber Quinn Bridget Cox
4	Hazel House	Gerry Farrell
5	HSE Traveller Mental Health Coordinator CHO 6	Peter O' Reilly
6	Resource Officer for Suicide Prevention (2022) / Area Lead for Mental Health Engagement (2023)	Andrea Koenigstorfer
7	Dun Laoghaire Rathdown CYPSC Coordinator	Helena O' Brien
8	IADT Access Officer	Sinead Mc Entee
9	Age-Friendly Programme Manager & Social Inclusion Officer	Siobhán Nic Gaoithín

Acknowledgements

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A special acknowledgement needs to go to the two men and Southside Travellers Action Group (STAG) community and staff. Further special acknowledgements need to go to multiple stakeholders, including the Director of Hazel House, the Health Service Executive (HSE) Traveller Mental Health Coordinator, the HSE Resource Officer for Suicide Prevention (ROSP) / Mental Health Engagement Lead, the Children and Young People's Services Committee (CYPSC) Coordinator, Healthy Ireland, Access Officer for Dún Laoghaire Institute of Art, Design and Technology (IADT), HSE Health and Wellbeing Team and DLR Age-Friendly Programme Manager and Social Inclusion Officer.



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“It’s a Live Museum”

Paper flowers, camphor balls and buttons are the coded mementoes of a tradition now enshrined in the permanent installation of a newly built Traveller wagon at Cork’s Public Museum (Irish Times, 2005). STAG “Men’s Shed” took on the dream and vision of building a traditional barrel top old-style Wagon through a Men’s Shed initiative. Something that STAG and its members were longing to achieve.

The Wagon Project was initiated and led by two Traveller men who passed on the tradition of Wagon building to the younger generation. The aim of the project was to promote positive mental health among Traveller men and young Travellers, through culturally appropriate means.

The hope was to attract Traveller men to come together with a common interest and to create a Men’s Shed group. There, they could engage in showcasing and sharing their skillsets, as well as gain all the health benefits of establishing a Men’s Shed. Traditionally, Wagon trades and skill set making across time and down through Traveller generations has declined. This initiative was an opportunity to awaken the spirit and enthusiasm of Travellers in Dún Laoghaire Rathdown (DLR). Availing of the supported initiatives would help them reinvest and take pride in their heritage, culture and create something they could be proud of and lead for the coming months.

There were two men out of six at the start of the conversations that agreed to take on the initiative and commit to becoming “shedders”. They had the specific knowledge, shared different skillsets, and most importantly had the stamina and good will factor to stay committed to the Men’s Shed initiatives and reach the overall goal of building the Wagon.

There were several highlights and challenges along the way, some visible and some not so visible. The pictures of this journey will visibly showcase the initiative from start to finish and document the craftmanship and the level of work it took to achieve and build the Wagon. Participants from the Men’s Shed said that they are creating a living museum for people to experience the essence of Traveller heritage.

The Wagon Project has demonstrated that initiatives like these provide supports and pathways for improved mental health among communities.

The project needed to be financed and funded, however, the Traveller men dedicated all their time voluntarily to the project until its final completion. The initiative’s success is down to the commitment and dedication of all who believed in it and all who donated their time, energy, wisdom, and dedication to the vision of this initiative.

When the men from the Men’s Shed were describing their experience of coproducing the Wagon Project, the joy in working together, and the pleasure and pride in everything that has been achieved including a celebration of Traveller culture, they said:

“It’s a Live Museum.”

Every element of the social connection, the heritage, the pride, and joinery skills have created results, in addition to the core culturally specific mental health initiative it originated as.

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This report presents the evidence for supporting the Wagon Project as a Culturally Specific Mental Health Initiative. Three noteworthy features have emerged from this initiative:

1. **The Wagon Project expands on an educational and heritage dimension.**
2. **It responds to the significant mental health needs of the Traveller community (old and young) highlighted in multiple data sources and**
3. **It is aligned with several policy frameworks and branded health messages such as Act Belong Commit (Department of Health, 2020).**

With these solid foundations, the questions posed by participants raises the bigger question of sustainability: Where do we go from here?

"We want to continue to learn and grow."

"We're excited to be here."

"I like been kept busy like this."

(TASK Trainee)

This report concludes with a series of recommendations informed from the stakeholder learning, participant feedback and collective enthusiasm for this initiative.

"Did you see the shelves in the Wagon?

...I made them"

(TASK Trainee)

The Wagon Project moves beyond a community development approach to community engagement and empowerment. It is widely recognised that Travellers are among the most disadvantaged and marginalised people in Irish society. This negatively impacts on their health and wellbeing. The aim of this project was to address some of these issues. This was achieved through the growing of an idea from a conversation, consultations, relationship building and coproduction process. The strength of this initiative arises from cross-sectoral learning: The belief and support of the stakeholders for the project further empowered the participants, while the passion and knowledge of the participants improved the understanding the stakeholders have of the challenges Travellers face in our society. It also provided agencies with a direct platform to engage, on a one-to-one basis, with the Traveller community, to gain invaluable knowledge of Traveller issues, and to gain an understanding of their culture.

STAG Wagon Project Conceptual Framework of a Culturally Specific Mental Health Initiative

As defined by the World Health Organisation (WHO), mental health is a state of wellbeing in which the individual recognises their own abilities and can cope with normal stresses in daily life (WHO, 2022). The conceptual framework around this initiative describes eight interrelated factors that represent major themes in a Culturally Specific Mental Health Initiative from the general (physical, emotional, cognitive, and social) to the specific (interagency, culturally specific, environment, stewardship).

The Eight Factors of The Culturally Specific Mental Health Initiative: The Wagon Project

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1. **Physical Health**

The STAG Wagon Project based at Hazel House, Tribadden, Co. Dublin is engaging individuals in both (a) the physical labour of joinery and (b) walking. The location is designed for embracing nature, spiritual walks and tending to animals. Examining the physical health benefits more deeply, individuals practise both large and fine motor skills, individuals are physically moving and physically active for the four hours they are on site.

Data from the All-Ireland Traveller Health Study suggest that Traveller men have a life expectancy of only 63 years (versus 78 years in the general population). For Traveller women, that figure is 71 years (versus 82 years in the general population). This means Irish Travellers die about 11-15 years earlier than the general population. (Pavee Point Traveller and Roma Centre, 2010)

Traveller Primary Health Care Projects have key performance indicators, some of which are cardiovascular health, diabetes, and mental health. As a physical health priority, the Wagon Project incorporates physical activity which contributes to the national Traveller health priorities of improving cardiovascular health and reducing diabetes.



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2. Emotional Health

Emotional health refers to having an awareness of your feelings and emotions as well as having the ability to manage and express these feelings in an age-appropriate fashion. When our mental health begins to decline, so does our ability to properly process and control our emotions. This can be particularly true during times of mental duress such as stress, trauma, or depression. If these problems continue for a prolonged period without treatment, it can negatively affect both your mental and physical health and well-being. Uniquely, the Wagon Project hosted in Hazel House is a programme born out of the premise of unconditional acceptance of each participant for who they are as people.

Travellers experience racism in many of their interactions across their life cycle. The Wagon Project hosted by Hazel House, in its unique environment is a mental health sanctuary for all, was unanimously reported as both a safe place and a place to celebrate individuals and communities. Travellers' emotional health needs are significant, they are exposed to prolonged discrimination. (Department of Justice and Equality, 2017)

Racial trauma, or race-based stress which Traveller's experience, is defined as "...the events of danger related to real or perceived experience of racial discrimination." These include threats or actual events that can elicit shame as well as witnessing harm to others. As with all forms of oppression, such experiences often arise within an intersectional context, where different group memberships – including gender, sexual orientation, and social class – can intersect in ways that amplify the adverse impact of discrimination. Racial trauma is characterized as involving ongoing exposure over time to experiences of stress or injury both direct and vicarious and is typically interpersonal in nature (Comas-Díaz, Hall and Neville, 2019).

Irish research has demonstrated that racism affects multiple domains of development – ranging from educational outcomes to mental health (Department of Children, Equality, Disability, Integration and Youth [DECDIY], 2022). The Sharing the Vision Campaign, Act Belong Commit is an integral part of the emotional health component (Department of Health, 2020). The Hazel House Act Belong Commit framework is mapped out in the figure below:

Figure 1: **Hazel House Act Belong Commit Framework**



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Act Belong Commit is proven to:

1. Increase people's awareness that there is something they can and should do to protect and boost their mental health.
2. Change attitudes towards mental health and illness.
3. Encourage people to engage in activities to promote their mental health.

3. Cognitive Health

Cognition refers to our ability to think, recognize, obtain, comprehend, and answer information that is presented to us. Examples of cognition include concentration, the ability to remember things, analyzation, problem-solving, categorizing, and reordering. We need to be able to do all these things to be successful in our daily lives in work, social, and academic environments. Cognitive health is related to overall mental health. (Montare Behavioral Health, 2022)

Woodworking involves skills like measurement, tool use, analytical reasoning, verbal skills, and cognitive spatial ability. Participants spoke about the satisfaction they felt when a task was completed, the personal sense of achievement and the recognition from peers and trainers.

"Did you see the roofing? We did all of those ourselves; they gave us the timber and we refurbished it here."

"I did all the shelving."

"We can make one ourselves now, yeah well ... with Gerry"

(TASK Trainees)

4. Social Health

In a digital era, social health might be the biggest thing that people are struggling with right now. For a Traveller, isolated by wider society and challenged navigating an ever-changing society unaccepting of their identity and culture, social health is often compromised. Members of the Traveller community can feel isolated within their community for many reasons ranging from grief, relationship status to sexuality. Mental health is very much connected to our ability to have regular to semi-regular social interactions.

A Haslam et al. study from 2016 found that being well integrated into social networks is a protective factor against depression, and cognitive decline. Similar studies have found that belongingness and social identification protects against or alleviates depressive symptoms and enhances cognitive health.

More than 40 United Nations Agencies state in a joint statement that Indigenous peoples still face exclusion and vulnerability despite recent progress. Ten years after the adoption of the United Nations Declaration on the Rights of Indigenous Peoples, progress has been made in terms of the formal recognition of Indigenous peoples in several countries, including Travellers in Ireland in 2017, but they overwhelmingly continue to face discrimination, marginalization, and major challenges in enjoying their basic rights (United Nations [UN], 2017).

A 2022 Burnett et al. study on "Spirituality, Community Belonging, and Mental Health Outcomes of Indigenous Peoples during the COVID-19 Pandemic" informs us that community belonging was associated with positive mental health outcomes. This establishes that Indigenous-led cultural programs that foster community belonging may promote the mental health of Indigenous Peoples. The researchers found a strong association between cultural connectedness (as measured by the Cultural Connectedness Scale) and indicators of mental health, suggesting that cultural connectedness is an important contributor to Indigenous youths' overall mental health and well-being.

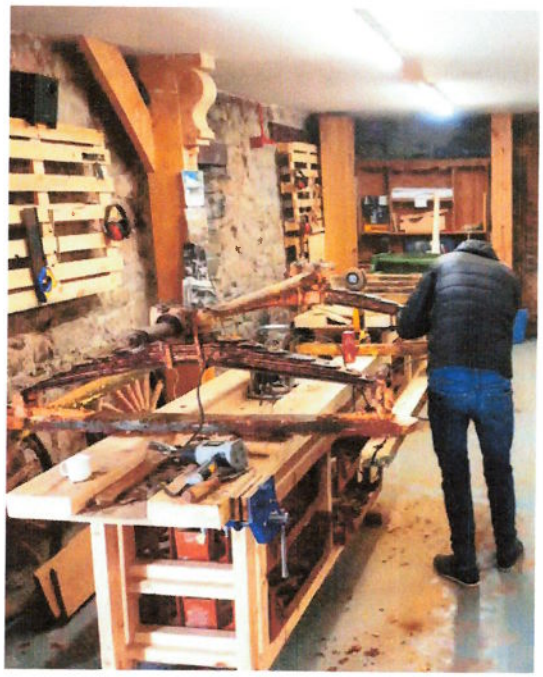
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5. **Culturally Specific**

Indigenous populations and communities around the world confront historical, cultural, socioeconomic, and forced geographic limitations that have profound impacts on mental wellness. The impacts of colonialism and, for some Indigenous populations, forced residential schooling and the resulting loss of culture and family ties, have contributed to higher risks of mental illness in these groups. In addition, there are barriers to healing and mental wellness, including inconsistent cultural competence of mainstream mental health professionals, coupled with the limited numbers of indigenous mental health professionals (Sones et al., 2010).

This is also the case for Irish Travellers. In a context of persistent disadvantage and segregation, Irish Travellers were officially recognised as an ethnic minority in March 2017 (European Commission, 2017). This recognition of the distinct heritage, culture and identity of Travellers and their special place in Irish society is hugely important to Traveller pride, to Traveller self-esteem and to overcoming the legacy of marginalisation and discrimination that the community has experienced (Department of Justice and Equality, 2017).

Culturally specific is described as a separate component for the framework and learning purposes but is a part of every component of a culturally specific mental health initiative. This submersion throughout all components contributes to the success.



6. **Environment**

The environment we live and work in forms part of the wider context of our lives. The mental health sanctuary of Hazel House, its location physically at the foothills of the Dublin mountains, a cafe with a carpentry workshop, is just a few kilometres from suburbia. There are chickens pecking around, and ducks squawking in the background - Hazel House is an immersion of nature therapy. The location and design of the Hazel House environment is to create a soothing experience to connect with oneself and the natural environment. This location provides cultural acceptance and recognition of the Traveller community. By virtue of facilitating the Wagon project, Hazel House values the Traveller culture. But Hazel House is more than accepting and appreciative. When you approach Hazel House, the Wagon is visible, not hidden away, not a one day a week project but an integral part of the work undertaken by Hazel House. It is a clear validation for all the Travellers who are involved in this initiative and a clear statement to the public, that Hazel House values and respects individuals, families, cultures, and communities including Travellers.

Hazel House does not have broadband coverage. Trainees said they look forward to the digital break. When they are at Hazel House, they are there for themselves and to focus on their work. Participants said that the absence of broadband stopped them from needlessly checking their phones or hearing notifications to distract them.

"It's peaceful here, focused when we're here, busy."

"There's no distractions and I love it."

(TASK Trainees)



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It is emphasised in an article named "Spaces & Places: Understanding Sense of Belonging and Cultural Engagement Among Indigenous Youth" in the International Journal of Qualitative Methods (Liebenberg et al., 2019) that Indigenous youth continue to live with a socioeconomic and political legacy of marginalisation and they are confronted by environments harmful to their psychosocial development. As such, meaningful connection to community together with cultural continuity are important contributors to resilience. The cocreation of the Wagon Project with Traveller mentorship from the Men's Shed and leadership from STAG certainly creates the continuity and contributors for meaningful connection and resilience.

7. Interagency

"Their eyes were haunted, their hands were shaking, and now their eyes are like children's eyes under a Christmas tree. Their physical and mental demeanour has changed."

(Stakeholder)

The terms "multi-agency", "interagency", "interdisciplinary" or "joint working" are all used interchangeably to refer to any collaboration between agencies, stakeholders or between professionals from different agencies; for this report, we are using the term interagency.

The stakeholders involved in the Wagon Project began with the Traveller Mental Health Co-ordinator and then Resource Officer for Suicide Prevention, who reached out to the Community Liaison Officer in STAG. This collaboration was with a view to exploring with Traveller men how best to support them with their mental health and the contagion of suicide in their community. From Traveller led conversations and a community development approach, the men identified a series of areas that they would be keen to learn from horticulture to Wagon making. Coincidentally, around the same time, an introduction was made between the HSE Traveller Mental Health Coordinator and Gerry Farrell, GROW Chairperson and Businessman/Joiner/Owner of Hazel House. This partnership of five stakeholders sowed the seeds of the Wagon Project. A new partnership was made, with an invitation to include DLR CYPSC. The DLR CYPSC Coordinator was approached with a view to seek CYPSC Healthy Ireland Funding for the initiative and provide a link to children and young people up to the age of 24 years. The STAG Training Awareness Skills and Knowledge (TASK) Quality and Qualifications Ireland (QQI) Level 4 Programme Coordinator and Trainees were from this point included in the Wagon Project.

Interagency working achieves changes in the way agencies and the personnel within them work with each other. This includes an improved understanding of each other's role, a greater willingness to share information, better insights into how a wider range of services can be mobilised to support children, and greater job satisfaction. Positive outcomes for agencies include a reduction in duplication, achievement of economies of scale, and a better connection to local communities. All these advantages to interagency working were echoed by each of the stakeholders, including the most recent stakeholder IADT Access Officer.

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The most powerful feature of this interagency working group is the shared commitment to what works best for the participants. Each stakeholder can step out of their personal and professional egos, can hold their role and agency agenda while prioritising the care of each of the participants and the participant collective. Their commitment is to the wellbeing and experience of each of the participants and not just to the success of building a barrel top wagon within a timeframe. This commitment to the participants is where the bounty of successes has grown from.

With Traveller men and the TASK trainees being recognised as a significant stakeholder, this practise aligns with the HSE Coproduction in Practice Guidance Document 2018-2020 for recovery in Mental Health, which specify coproduction as a combination of the following:

Creation of an Exploratory Space	This is where all stakeholders come together to create new knowledge.
Collaborative Process	All stakeholders share their various perspectives with a view to reaching desirable outcomes.
Power Sharing	A sharing of power between all stakeholders based on recognising different areas of expertise, and resulting in shared ownership of decisions.
Enhancement of Knowledge	Recognising, understanding, and using the various sources of knowledge.
Relationship of Equals	Relationships that are based on mutual respect.
Non-linear	A journey with ups and downs from which we learn.
A Continuum of Practice	Supporting recovery and service improvement at all stages of service provision.

(Department of Health, 2017)

Involving members of the Traveller community, a recognised priority group across all policies as an equal stakeholder, is best practise. The undisputable evidence of why this is best practise is the results. The HSE Health Services Change Guide (2018) presents the key steps in developing capacity for coproduction. The STAG Wagon Project exemplifies these four steps.

1. Empower people to take personal and shared responsibility for change and work towards a meaningful partnership approach – sharing information, knowledge and reaching mutual agreement on goals and outcomes.
2. Afford people dignity, respect and compassion and empower citizens to be partners in the creation of health and wellbeing, becoming co-producers working in partnership with health and social care staff.
3. Enable people to participate by embedding and formalising participation and engagement methods and processes.
4. Clarify expectations, roles, responsibilities, and levels of accountability so that co-production can be realised.

8. Stewardship

In "What you do is important but How you do it is More Important" (Isaacs et al. 2011) the lessons learnt included providing for a long-time frame, which is necessary to develop relationships and trust with individuals and their communities, adopting a flexible approach and engaging cultural advisers who represent different sections of the community. Stakeholder partners embrace these core concepts. The foundations of safety, trust and openness is the primary purpose, upon which engagement flourishes. Stakeholder partners are respectful of each other's role and leadership. STAG provide the exclusive leadership and platform for Traveller engagement, as such the Director, Geraldine Dunne is the cultural lead.

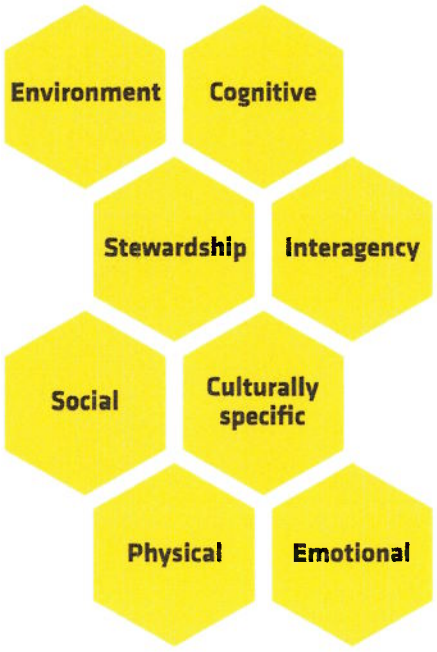


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Hazel House Director, Gerry Farrell, creates an environment and provides an approach that is flexible to meet the needs and interests of all his students from the TASK group and the Men's Shed. This flexibility allows for creativity and has led to the innovative evolution of the Wagon Project and the many other related initiatives proposed from the Wagon Project. Time is a key factor identified in the research and in this initiative; the research states a long timeframe is necessary. Participant feedback would concur, but they go further to explain why. The time and use of time was critical. Although their programme was twenty-four sessions across two twelve-week blocks, there was no time pressure on the trainees to produce, they learnt at their individual pace, they produced at their individual pace, the time was used to build trust, safety, and communication. From this, impressive results were achieved. However, the physical results of producing the Wagon, the mini wagons and horses were not the primary objective in the twenty-four-week timeline. Success was defined by the Traveller men and young people: Successful outcomes were pride, positive mental health, relationship building, and trust in services.



Figure 2: **The Eight Factors of The Culturally Specific Mental Health Initiative**





The Education Dimension

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Community education models follow inclusion principles. Culturally specific community education requires a foundational engagement to create an environment of safety, trust and unconditional acceptance of the student's ethnicity, sexuality, individuality, cognitive capacity, learning styles, interests, intrinsic motivation, and self-worth. Thus, community education requires education to be at the pace of the student. While some students might progress into mainstream educational institutions, students from an ethnic minority such as the Traveller community, with such a negative history of Irish educational institutions, require trust and understanding in their teacher and the teacher to build their capacity to trust themselves and combat the negative self-dialogue created from their personal experience.

The Culturally Specific Mental Health framework of the Wagon Project created safe, trusting, fertile foundations from which educational interests were grown. The Wagon Project, although a mental health initiative, adopted a community education model. It is relevant to acknowledge that TASK trainees were all between the ages of 18 years and 24 years and were of mixed gender and a diverse background including LGBTQIA+.

Key education-related actions proposed in the National Traveller and Roma Inclusion Strategy (NTRIS), 2017-2021 relevant to the Wagon Project include:

- Traveller and Roma should be supported in key areas including education, employment, and economic development.
- SOLAS and Education Training Boards (ETB) should consider the needs of disadvantaged groups including Travellers and Roma in the planning of Further Education Training (FET) provision.
- Strengthening of cooperation between formal education and non-formal learning sectors to address the high rate of early school-leaving in the Traveller and Roma communities.

(Department of Justice and Equality, 2017)

Findings from Mc Inerney and King (2013) in their study to examine the relationships among achievement goals, self-concept, learning strategies and self-regulation for post-secondary Indigenous Australian and Native American students revealed that self-concept was found to positively predict deep learning and self-regulated learning, and these effects were mediated by achievement goals. Students who pursued proficiency and social goals had core positive educational outcomes. Self-concept, self-efficacy, and self-esteem were over riding messages from the participant feedback session; it was evident that this educational opportunity bolstered a sense of self, and a sense of belief in oneself that they felt was not present before. Measuring this qualitative component would be key moving forward.

To harness the educational opportunity afforded from the Wagon Project, a 2022 study by Destin et al. provides us with the findings that the most common supports for pre-college age youth were culturally sensitive schooling, personal/intrinsic qualities along with family and social support.

For college age students, the most common supports were university personnel, community-based supports, and student intrinsic factors. The involvement of IADT creates an opportunity to expand the educational opportunities for young people involved. The IADT Access Officer currently provides financial support to assist in the completion of the initiative and engaged its film studies students to document the initiative visually, with three-fold outcomes: a) exposing trainees to film studies as an opportunity in further education, b) cultural awareness for the film students and c) documenting through film the Wagon Project.

The Heritage Dimension

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The Irish Museums Association's (IMA) Decolonising the Catalogues November 2021 conference was aimed specifically to examine how museums have traditionally excluded marginalised ethnic groups including Irish Travellers from the process of documenting and describing material created from within their culture. There is an absence of Traveller history and culture in Irish Museums. With the Wagon Project, Traveller culture and heritage was accepted, validated, and celebrated. The cultural heritage of the Traveller community has also been embraced by the DLR Age Alliance, the Age Friendly Council. Members of the Traveller community are representatives on the Age Friendly Council and shared the joy and pride they are feeling about the Wagon Project.

Other members of the Age Council were excited and curious to learn about their experience with them and rekindle everyone's memories of Irish Travellers, and the barrel top Wagons, by featuring the Wagon at the Age Well Expo on the 11th June, 2023. The Wagon Project and STAG Men's Shed also feature in the Age Friendly Magazine 2023.

Additionally, DLR County Council, in partnership with the National Folklore Collection at University College Dublin, is conducting an extensive oral history project, named The People's History of Dún Laoghaire-Rathdown. This will create a space where Irish Travellers can be interviewed to capture their own and their families' experiences of living in the DLR region, to capture the Traveller experience of change over the years.







Relevance

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This section provides context and highlights the stark health status and education figures, which firmly establish the need for initiatives such as the Wagon Project. The section on current Irish policy provides rationale and emphasises the importance of culturally specific mental health initiatives with the Traveller community.

Life Expectancy

Statistics from the All-Ireland Traveller Health Study 2010 suggest that Traveller women have a life expectancy of 71 years (vs 82 in the general population) and for Traveller men that figure for life expectancy is only 63 years (vs 78 in the general population).

The life expectancy for both Traveller men and women is less than in the general population.

- 11.5 years less for Traveller women
- 15 years less for Traveller men

This means Irish Travellers die about 11-15 years earlier than the general population.

Traveller infant mortality is estimated at 14.1 per 1,000 live births. This compares to 3.9 per 1,000 live births among the general population.

The gap in healthy life expectancy is even more striking. Irish Travellers will experience 16-17 more years of poorer health than the general population, and they are more likely to be categorised as disabled. Travellers experience the same health problems as the general population however the rates of certain conditions are different.



Mental Health

Mental health is also worse among Travellers, with:

59% of Traveller men believing their mental health was not good for one or more days in the last 30 days – compared with 21.8% of male medical cardholders in the general population.

63% of Traveller women said their mental health was not good for one or more days in the last 30 days compared to 19.9% of female medical card holders.

Suicide is a real issue, with a suicide rate for Travellers that is 5-7 times higher than in the general population.

Suicide for Traveller men is 7 times higher and most common in young Traveller men aged 15-25. Suicide for Traveller women is 5 times higher than the general population.

(UCD, 2010)

Kavalidou et al. (2023) published research describing the incidence of hospital-presenting self-harm and suicidal ideation among the Travelling population in Ireland. This study highlighted:

a. Traveller patients accounted for 4.3% of presentations made to hospital for emergency care, while Travellers represent 1.6% of the local area population.

b. 14.8% of self-harm and suicidal ideation hospital episodes were from the Traveller community.

c. The suicide-related ideation age specific rates were highest in the 40–49 age group of Traveller females (1054.9 per 100,000) and in the 20–29 age band of male Travellers (1955 per 100,000). The latter age-group have the highest ideation rates across all male ethnic patient groups.

d. The peak self-harm age specific rates for both female and male Travellers were for those between 20 and 29 years old (2469.5 per 100,000 and 2249.6 per 100,000 respectively).

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Education

13% of Travellers completed secondary education in comparison with 92% of the general population in the same age band (Central Statistics Office [CSO], 2016).

7 out of 10 Traveller children (67.3%) live in families where the mother has either no formal education or primary education only.

According to the Department of Children and Youth Affairs (2014) State of the Nation's Children 2014 report, less than 1% of Travellers go on to third level education (CSO, 2016).

Current Irish Policy and commitment to Travellers

Policy	Relevance
Better Outcomes Brighter Futures (2014-2020)	Only 13% of Traveller children complete secondary school education (while 92% of general population complete secondary school education). 1.2% of 0–24-year-olds are Travellers and 42% of Travellers are under 15 years of age. **Action 1.4** Tackle inequalities in health outcomes for identified vulnerable groups, including Travellers, Roma, refugee and asylum-seeking children, migrants, young people identifying as lesbian, gay, bisexual and transgender (LGBTQI+), those experiencing poverty, and children and young people who are the responsibility of the State, whether in care or detention. **Action 5.6** Reduce discrimination and intolerance of all types experienced by marginalised groups (i.e., Travellers). https://www.gov.ie/en/publication/775847-better-outcomes-brighter-futures/
National Traveller Health Action Plan (2022-2027)	**Action 25** Ensure the local Connecting for Life (CfL) Implementation Plans include Traveller-specific actions as relevant to the local area and promote Traveller representation on groups as appropriate. **Action 26** Support and resource peer-led initiatives focused on Traveller men's health to improve mental health and wellbeing. **Action 27** Support and further develop culturally safe services to respond to the mental health needs of Travellers in consultation with Travellers and organisations. **Action 28** Work with the HSE to develop programmes to address mental health issues for young Travellers. **Action 29** Ensure implementation of the outstanding mental health actions in NTRIS to maximise the delivery of diverse culturally competent mental health supports throughout the services. **Action 30** Prioritise the implementation of actions relating to Travellers in Sharing the Vision and CfL. https://www.hse.ie/eng/about/who/primarycare/socialinclusion/travellers-and-roma/irish-travellers/national-traveller-health-action-plan.html
Connecting for Life 2015-2020	In CfL 2015-2020 there was an identified list of priority groups for suicide prevention activities, Travellers are one of these priority groups for which targeted initiatives and services are to be developed and delivered. **Action 2.3.3** Deliver a range of mental health promoting programmes in community, health and education settings aimed at improving the mental health of the whole population and priority groups. **Action 3.1.6** Continue the development of mental health promotion programmes with and for priority groups, including the youth sector. https://www.hse.ie/eng/services/list/4/mental-health-services/connecting-for-life/
Final Report of the Joint Committee on Key Issues Affecting the Traveller Community 2021	**Action 4** Prioritise funding to examine the distinct needs of young members of the Traveller community who are vulnerable to suicide and develop an initiative to train peer support outreach workers within the community.

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National Traveller and Roma Implementation Strategy (2015-2021)	There are ten strategic themes designed to promote Traveller and Roma inclusion (marking a shift in emphasis from previous strategies from integration to inclusion). These are: employment and Traveller economy, children and youth, health, gender equality, anti-discrimination, accommodation, Traveller and Roma communities, and public services. Each of the ten strategic themes has objectives and actions. **Action 42** The Department of Health, in conjunction with the HSE, will develop programmes to address mental health issues among children and youths in the Traveller and Roma communities. **Action 51** The HSE will support the youth sector to develop targeted culturally appropriate programmes for Travellers and Roma which support mental wellbeing and resilience in youth work settings. **Action 88** The Health Service Executive will develop targeted interventions and educational materials to support good mental health, suicide prevention and promote self-esteem and self-acceptance for young Travellers. https://www.gov.ie/pdf/?file=https://assets.gov.ie/43310/d7d54fbff0f4418982856e7dddaf78c1.pdf#page=null
DLR Age Friendly Strategy 2022-2026	Expand the work underway in supporting marginalised older people and older people's groups in DLR: Collaborative community supports and initiatives as well as arts, culture, health & well-being projects delivered to support older travellers, people with disabilities, migrants, LGBTIQA+, religious minorities and marginalised older people. Support provided with projects in digital inclusion, community integration and inclusion and with events such as Traveller Pride Festival, Festival of Inclusion, Africa Day, India Day, PRIDE, Bealtaine etc. https://www.dlrcoco.ie/sites/default/files/dlr_age_friendly_strategy_eng_online.pdf
DLR Heritage Strategy 2021-2025	Cultural Heritage includes all aspects of the environment resulting from the interaction between people and places through time. This can include tangible (physical) heritage such as buildings, archaeology, documents, and structures as well as intangible heritage, such as music, language, craft, and sport. https://www.dlrcoco.ie/sites/default/files/atoms/files/dun_laoghaire-rathdown_county_heritage_plan_2021-2025_final_screen.pdf
National Access Plan (2022-2028)	This National Access Plan (NAP) is a Strategic Action Plan for Equity of Access, Participation and Success in Higher Education. It identifies three main groups who are underrepresented in higher education: one of those groups are members of the Irish Traveller and Roma communities. The NAP will shape the work of access offices, particularly relevant to the IADT Access officer in her role supporting STAG TASK Trainees and the Wagon Project. https://hea.ie/policy/access-policy/national-access-plan-2022-2028/
National Action Plan Against Racism (2023)	The Irish Network Against Racism (INAR) launched the Report of its 2022 findings from the iReport.ie racist incident reporting system. The total number of incidents reaching 600 (rising from 404 in 2021), the system also recorded 223 criminal incidents, including racist assaults, a record 190 reports of illegal discrimination and 136 reports of hate speech. **Action 2.3** Develop and adopt a training, enterprise and employment strategy to increase the employment of groups experiencing racism. **Action 2.4** Introduce measures to address ethnic differentials in education and achieve equality of enrollment, retention, attendance, progression and outcomes for groups experiencing racism. This to include actions to address the recognised differentials for the education of minorities caused by Covid-19 and its outcomes. **Action 2.9** Put in place measures to address ethnic differentials in health and mental health outcomes, acknowledging the social determinants of health. This to include culturally appropriate targeted measures in mainstream services and reinforcement of autonomous peer led targeted initiatives. **Action 2.11** Take measures to ensure the inclusion of minority ethnic young people in mainstream youth work and other state funded youth initiatives, reinforce support for targeted minority ethnic group youth initiatives, and resource initiatives aimed at empowering young people to understand and challenge racism. https://www.gov.ie/pdf/?file=https://assets.gov.ie/250147/ff9dea67-ef0a-413e-9905-7246b5432737.pdf#page=null

Sustainability

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The STAG Wagon Project evolved out of a response to supporting Traveller men pursue identified interests. Wagon making skills was one of the interest areas that stakeholders were exploring to create resources and opportunities as a short-term finite initiative to explore value. This initiative started with Local Community and Development Committee (LCDC) and Healthy Ireland Funding supported by Exchange House. Unfortunately, Covid-19 pandemic era interrupted the project. The STAG Men's Shed continued to try to run remotely during Covid. However, the planned activities before the pandemic included to use amenities such as the pool, gym and STAG premises. They continued to try to meet on zoom throughout Covid and when permitted, social distancing in outdoor areas. Eventually the members lost interest and the shedders did not participate or attend the weekly sessions arranged for them.

The engagement plan for both Young and Older Traveller Men in culturally appropriate activities in a supportive environment, while providing support and advice on mental health issues, suicide prevention and wider services available, only came after the Covid-19 pandemic. STAG reached out to an already affected community after the pandemic to see if their members would reengage in a Men's Shed initiative. None of the previous members returned or engaged in the Men's shed. After several outreach interventions and internal supports from STAG, Traveller members and staff (wives of Traveller men) encouraged them to reengage and take part in the Men's Shed. On the information night there were about nine men in total. While they all agreed that the Wagon Project would be great to build, only two Traveller men stayed committed throughout the duration of the project.

Budget resourcing was one of the challenges experienced. For example, at the end October 2022, the budget was over extended. The reason for this overcommitted budget, was because the group were going up four days rather than one day as initially planned and budgeted for. This is partially due to the enthusiasm of the group participants, but also due to the realisation that to complete the project within a reasonable time frame more working hours than initially assumed were needed. The material fees, the use of the yard costs and the refreshment costs amounted to twice the allocated budget before the first twelve weeks were completed.

A steering committee was formed to explore solutions and continue the initiative. STAG agreed to do packed lunches. Further investment from ROSP, HSE Health and Wellbeing, and DLR CYPSC Budget was allocated towards the end of 2022. However, the completion of the initiative would not have been afforded, were it not for the belief, vision and support provided by Hazel House owner Gerry Farrell.

Without core multi annual funding commitments this is not a sustainable initiative. Staggered funding is problematic. It has a negative impact on the initiative and the experience of trainees and community leaders (Traveller men). It creates a stop start flow to the programme and an uncertainty in their plans and developments.

The willingness from stakeholders, the willingness from participants and the wider Traveller community is there. Any adherence to evidence-based practise as outlined above in terms of coproduction delivery, culturally specific mental health programmes, educational progression, all indicate that funding is the primary block for any further developments or sustainability for this initiative.

Conclusion

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The Traveller men from the Men's Shed, said "This is just the beginning." From conversations to consultations, they cocreated a culturally specific initiative driven by their passion. This inspired multiple stakeholders to support the Wagon Project, revived and taught wagon making skills to a younger generation of Travellers, showcased Traveller culture and heritage in the Age Friendly Magazine, the Age Well Expo and upcoming Traveller celebration and launch of the Wagon Project in July 2023. The primary purpose of the Wagon project was to support Traveller men and Traveller youths' mental health, recognising Traveller men and the Traveller community as a priority group, recognising the isolation and barriers to Travellers' experiences.

This has been a co-production between STAG, Hazel House Café and Woodwork School in Tibradden, HSE Mental Health Service Co-ordinator for Travellers, Resource Officer for Suicide Prevention (ROSP) / Area Lead for Mental Health Engagement, HSE Health and Wellbeing, DLR CYPSC, Institute of Art, Design and Technology (IADT) and Age-Friendly Programme Manager & Social Inclusion Officer, dlr County Council.

The organic development and the coproduction process as a cornerstone of the Wagon Project conceptualised a Culturally Specific Mental Health Framework. This had eight components; four are general mental health factors such as social, physical, emotional and cognitive and four are specific; these include environment, interagency, stewardship and culturally specific. Although culturally specific is a factor, this factor significantly influences and underpins every interlocking component. Although a culturally specific mental health initiative, there were two sizeable additional outcomes: These were educational and heritage. The concluding section of this paper outlines nine recommendations to continue and expand the Wagon Project, in the hope that:

> "This is just the beginning."

Recommendations

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Traveller health inequalities reflect the social and economic disadvantages faced by this population group, referred to as the social determinants of health. Being a minority ethnic group can also be predictor of poor health. Therefore, to reduce Traveller ill health, a comprehensive public health response is needed that provides tailored and affirmative measures to prevent disease, promote health and prolong life for this population group, and are delivered in partnership with Travellers (Department of Health, 2022). The STAG Wagon Project meets all the criteria of principles, practise, process and people proposed in the National Traveller Health Action Plan.

Recommendation 1

Mental health issues pose an increasing challenge to Traveller health and wellbeing, as highlighted in the Report of the Joint Committee on Key Issues Affecting the Traveller Community. The Department's policies for mental health, Sharing the Vision, and CfL (the strategy for reducing self-harm and suicide) all recognise that Travellers are a priority group who have specific vulnerabilities and that these should be addressed through the delivery of diverse and culturally competent mental health services. Based on the above-named policy commitments for young person's mental health, a collaboration with the ETB for a community education programme with certified QQI woodwork on site progression opportunities for Travellers and the wider community should be explored.

Recommendation 2

Trainee and Stakeholder feedback has presented favourable indicators for apprenticeships. Apprenticeship programme(s) at Hazel House will require support from certifying bodies. The ETB has been invited to a meeting to further explore the possibilities. The Irish Traveller Movement (ITM) for supported apprenticeship for the trainee has been contacted. The outstanding partner in apprenticeship programme is the employer. Hazel House can provide the mentorship and apprenticeship skill-based learning but will require apprenticeship salary contribution.

Recommendation 3

The Wagon Project has significant capital, infrastructure, and storage costs on an ongoing basis. Expanding collaborative working relationships with DLR County Council with a view to sourcing capital and infrastructure support is recommended.

Recommendation 4

As a culturally specific mental health initiative, an outcomes measurement of, for example, self-efficacy or self-esteem as presented in the Health Research Board (HRB) Recovery Outcomes Framework or similar, would be a useful measurement framework to further explore the qualitative outcomes. This too would be a useful measurement reference for self-determination as a precursor to engaging in educational goals.

Recommendation 5

It is an ideal time to explore furthering the educational outputs and outcomes of the programme. Aligned with the culturally specific mental health pillars, it is recommended that the educational opportunities are premised on the principle of unconditional acceptance allowing trainees to take one, two or more seasons/years to complete their educational goals. A long-term outlook avoids reactive approaches that respond to immediate stress and crisis and invest in initiative-taking health-promoting approaches that build young people's resilience and address the social and cultural determinants of health and wellbeing, supporting a long-term vision. This would require longer-term commissioning cycles and continue to enhance co-ordination and communication between services. There is a need to reduce systematic barriers, and promote practical pathways, to help to link organisations to work collaboratively and effectively around the young people's support needs. For example, (a) exploring and securing funding and commitment from relevant agencies including the ETB apprenticeship programme to resource Gerry Farrell Joinery to employ apprentice(s); (b) partner with TU Dublin, Tallaght Campus to adapt a mentorship programme;

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(c) introduce stronger monitoring and evaluations. The systematic monitoring and evaluation of the processes, impacts, and outcomes of projects is important. These need to be respectful of young people's voices and aligned with Traveller methodologies. This could culminate in building a longitudinal study around the Wagon Project.

Recommendation 6

Support the next steps of the Wagon Project and Traveller Men's Shed with their ideas, for example tin-smithing, musical instrument making, more Wagon refurbishment, Wagon making from scratch; are all ideas from the Traveller men and young trainees. These ideas should be tabled, explored, strategized, to support their social, educational, emotional, cultural and physical wellbeing.

Recommendation 7

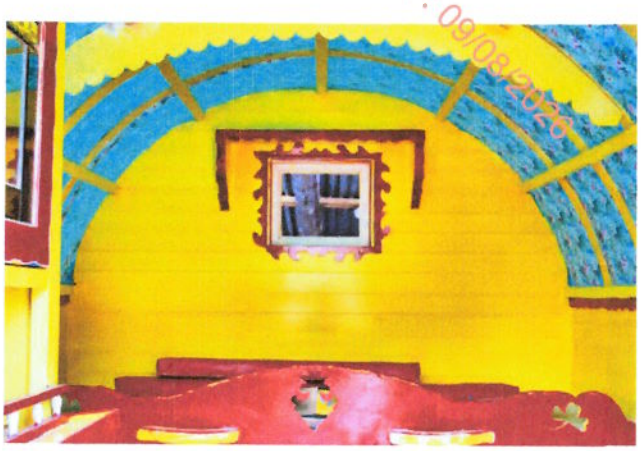
Include the Wagon Project and Traveller Men's Shed in the new DLR Age Friendly Strategy, in its efforts to support minority groups.

Recommendation 8

Include the Wagon Project and Traveller Men's Shed in the new DLR Heritage Strategy and the UCD Folklore oral history project.

Recommendation 9

Explore the Wagon Project 'live museum' concept as a social enterprise and access resources from Southside Partnership mentoring and social enterprise programme.







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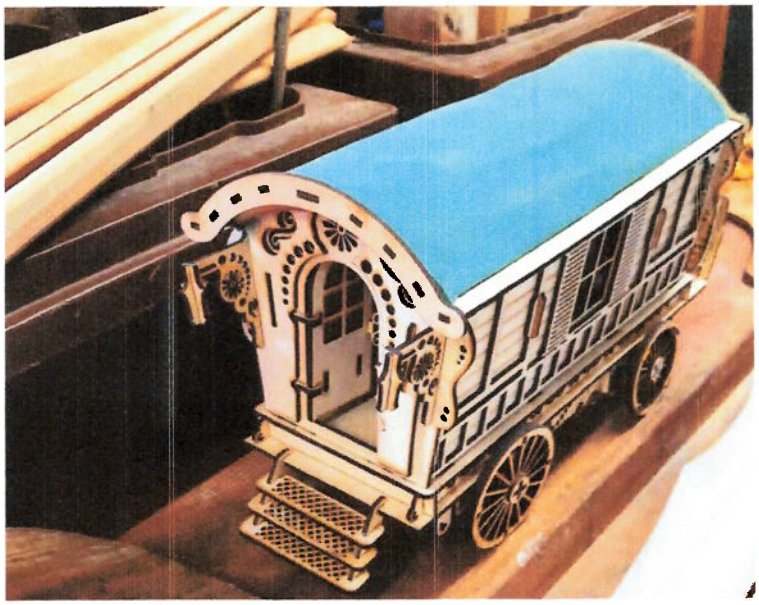
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29 Jun 2026

Employment Detail Summary 2025

If any of this information is incorrect, please contact your employer/pension provider directly to have it corrected

Job/pension details

Employer/pension provider name	Gerard Farrell
Employer/pension provider no.	02394656A
Employment ID	2
Start Date	03/09/2014

Pay, Income Tax, USC, LPT and PRSI details

Gross pay	[redacted]
Pay for Income Tax	[redacted]
Income Tax paid	[redacted]
Taxable benefits	[redacted]
Pay for USC	[redacted]
USC paid	[redacted]
LPT deducted	[redacted]
Employee PRSI paid	[redacted]
Employer PRSI paid	[redacted]

PRSI classes

PRSI class	A1
Number of Insurable weeks	52

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Employment Detail Summary 2024

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Job/pension details

Employer/pension provider name	Gerard Farrell
Employer/pension provider no.	02394656A
Employment ID	2
Start Date	03/09/2014

Pay, Income Tax, USC, LPT and PRSI details

Gross pay	€40,611.56
Pay for Income Tax	€40,611.56
Income Tax paid	€4,412.07
Taxable benefits	€0.00
Pay for USC	€40,611.56
USC paid	€997.00
LPT deducted	€0.00
Employee PRSI paid	€1,842.57
Employer PRSI paid	€4,319.74

PRSI classes

PRSI class	A1
Number of Insurable weeks	52

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Employment Detail Summary 2023

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Job/pension details

Employer/pension provider name	Gerard Farrell
Employer/pension provider no.	02394656A
Employment ID	2
Start Date	03/09/2014

Pay, Income Tax, USC, LPT and PRSI details

Gross pay	[redacted]
Pay for Income Tax	[redacted]
Income Tax paid	[redacted]
Taxable benefits	[redacted]
Pay for USC	[redacted]
USC paid	[redacted]
LPT deducted	[redacted]
Employee PRSI paid	[redacted]
Employer PRSI paid	[redacted]

PRSI classes

PRSI class	A1
Number of Insurable weeks	52

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Employment Detail Summary 2022

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Employer/pension provider no.	02394656A
Employment ID	2
Start Date	03/09/2014

Pay, Income Tax, USC, LPT and PRSI details

Gross pay	[redacted]
Pay for Income Tax	[redacted]
Income Tax paid	[redacted]
Taxable benefits	[redacted]
Pay for USC	[redacted]
USC paid	[redacted]
LPT deducted	[redacted]
Employee PRSI paid	[redacted]
Employer PRSI paid	[redacted]

PRSI classes

PRSI class	A1
Number of Insurable weeks	52

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Employer/pension provider no.	02394656A
Employment ID	2
Start Date	03/09/2014

Pay, Income Tax, USC, LPT and PRSI details

Gross pay	[redacted]
Pay for Income Tax	[redacted]
Income Tax paid	[redacted]
Taxable benefits	[redacted]
Pay for USC	[redacted]
USC paid	[redacted]
LPT deducted	[redacted]
Employee PRSI paid	[redacted]
Employer PRSI paid	[redacted]

PRSI classes

PRSI class	A1
Number of Insurable weeks	53

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Employment Detail Summary 2020

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Employer/pension provider name	Gerard Farrell
Employer/pension provider no.	02394656A
Employment ID	1
Start Date	15/09/2014
Date of leaving	27/03/2020

Pay, Income Tax, USC, LPT and PRSI details

Gross pay	[redacted]
Pay for Income Tax	[redacted]
Income Tax paid	[redacted]
Taxable benefits	[redacted]
Pay for USC	[redacted]
USC paid	[redacted]
LPT deducted	[redacted]
Employee PRSI paid	[redacted]
Employer PRSI paid	[redacted]

PRSI classes

PRSI class	A1
Number of Insurable weeks	13

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19 Oct 2022

Employment Detail Summary 2019

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Job/pension details

Employer/pension provider name	Gerard Farrell
Employer/pension provider no.	02394656A
Employment ID	1
Start Date	15/09/2014
Date of leaving	27/03/2020

Pay, Income Tax, USC, LPT and PRSI details

Gross pay	[redacted]
Pay for Income Tax	[redacted]
Income Tax paid	[redacted]
Taxable benefits	[redacted]
Pay for USC	[redacted]
USC paid	[redacted]
LPT deducted	[redacted]
Employee PRSI paid	[redacted]
Employer PRSI paid	[redacted]

PRSI classes

PRSI class	A1
Number of Insurable weeks	52

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ENVIRONMENTAL SYSTEMS

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MES1927 Gerry Farrell Joinery and Craft Centre

Wastewater treatment using SBR technology

Killian Rusk B.Eng MIEI

Proposal

c/o John Doyle

Fitzsimons Doyle & Associates

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Proposal for wastewater treatment using SBR technology for Gerry Farrell Joinery and Craft Centre

Date: 16/05/2017
File Reference: MES1927_Gerry Farrell Joinery and Craft Centre_13052017
Project Name: Gerry Farrell Joinery and
Project address: Rathfarnham
Co. Dublin

Contents

1. Introduction 3
2. Design Criteria 3
3. Proposed Treatment System 3
3.1. Primary/buffer tank 3
3.2. Reaction tanks 4
3.3. Sand polishing filter 4
4. Control 4
5. Access 4
6. Treatment system technology details 4
7. Technology Description 5
8. System Guarantee 6

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1. Introduction

This report details a proposal for the treatment of wastewater discharged from Gerry Farrell Joinery and Craft Centre, Rathfarnham, Co. Dublin. The technology detailed in this report is Sequential Batch Reactor (SBR) technology followed by a sand polishing filter.

2. Design Criteria

The wastewater treatment system is designed to cope with the following loadings based on calculations by Dr Eugene Bolton (Trinity Green):

Parameter	*Daily Loading*	*Equivalent PE*
Hydraulic load	2,400 litres	16 PE (@150 l/p/d)

Design effluent concentrations:

Parameter	*Concentration*	*unit*
BOD_5	20	mg/l
TSS	30	mg/l
Total Nitrogen	20	mg/l

3. Proposed Treatment System

The Proposed treatment unit is a Klaro in Molloy Environmental Systems 30PE Sewage Treatment System 3S+ (21,000). The system is capable of treating the design loading as described above. The proposed system in summary consists of the following components:

- 1 no. precast concrete primary/buffer tank (S+ tanks)
- 1 no precast concrete buffer/buffer tank (S+ tanks)
- 1 no. precast concrete reactor tank (S+ tanks)
- 1 no. 40m^2 sand polishing filter

3.1. Primary/buffer tank

The same chamber is used for both primary treatment (lower portion) and buffering (upper portion). The purpose of the primary tank is to allow for settlement of solids from the influent. This is achieved by creating quiescent conditions and large dwell times. A total of approximately 7,530 litres of storage is achieved here. This tank is designed to store additional sludge returned from the reactor tank. The tank is capable of handling fats oils and greases (FOG) from general day to day activities, however, it should be noted that if the influent is likely to contain large quantities of FOG, grease traps should be employed to prevent negative effects to the treatment system. Separate grease traps should always be used where busy commercial kitchens discharge into the system. The frequency of desludging of the primary tank is dependent on actual sludge build-up, which varies from system to system. The maintenance technicians will indicate when desludging is required during onsite visits.

SBR technology treats wastewater in batches and hence buffering is required to buffer flow as a batch is being treated. This is important in this application where the load can be concentrated over a short number of hours each day. A total of approximately 1,778 litres of storage is employed here.

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3.2. Reaction tanks

The purpose of the reaction tank is to remove biological and nutrient contaminants from the wastewater. This is achieved in a mechanically created aerobic and anoxic environments. See section on technology description for further details. One no. 7,000 litre and one no. half 7,000 litre reaction chambers are employed to achieve this.

3.3. Sand polishing filter

Based on specifications by Dr Eugene Bolton a 40m^2 sand polishing filter is required for this project (2,400/60 = 40m^2) which should be divided into one zone. The zone will be maintained with its own feed pump from the reactor. A pipework matrix of 0.6m by 0.6m is required for sand polishing filters to ensure optimal operation. This sand polishing filter disperses directly to a 200m^2 gravel pad below.

4. Control

Control of all equipment associated with this treatment system is housed within a control kiosk to be installed on top of the treatment unit. An alarm system will be provided. All electronics used in the treatment systems are single-phase and hence a single-phase power supply will be required.

5. Access

Appropriate vehicular access for maintenance purpose will be required to the system with emphases on the primary tank which requires rigid lorry access for desludging.

6. Treatment system technology details

- Electrical requirement is an independent 20A 230v supply
- During light load periods the facility will revert to an economy mode, thus reducing energy requirements
- All tanks are installed underground with low noise operation
- When ventilated effectively no unacceptable odours will be noticed
- A local caretaker will be trained and instructed in the operation and checks of the system for efficient operation
- Delivery, installation and commissioning by Molloy Environmental System's employees
- It is recommended this facility receives two services per year

7. Technology Description

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The wastewater treatment system is separated into two chambers. Raw sewage enters the first chamber where it is stored while treatment is undergone in the second chamber. The first chamber also prevents any large solids from entering the second chamber. The second chamber treats the wastewater prior to discharge into the percolation system.

Aswaflow uses Sequence Batch Reactor technology to treat wastewater to the minimum standards set out by the EPA. An SBR system only uses the minimum amount of energy required to treat the wastewater hence limiting electricity usage. When no-one is in the house the system automaticaly goes into an eco mode, only using enough energy to keep the bacteria alive. Each SBR cylcle treats the wastewater in the following 4 steps:

1 Fill



Wastewater is transferred from the first chamber into the second chamber via a siphon pipe primed by the sludge pump. An equal amount of wastewater is transferred every time. If the required amount is not available within the first chamber the next phase (React) will not commence until the quantity of wastewater is available.

2 React



The AswaFlow system uses bacteria already in the chamber to degrade the impurities within sewage. This is achieved by agitating the contents of the tank to mix the sewage with the existing contents of the chamber. Oxygen is added using an aerator to allow this bacteria to thrive and efficiently remove the sewage's impurities. To prevent excessive amounts of sludge building up in the second chamber a small portion of sludge is intermittently pumped back to the first chamber using the sludge pump.

3 Settle



The React phase finishes after a set period of time, all equipment is then switched off allowing the sludge and bacteria within the tank to settle out. This produces a clarified volume of water on the top of the chamber.

4 Discharge



This phase removes the clarified volume of water. The clarified effluent is pumped to the percolation system using the clear water pump. The volume of water discharged is equal to the volume added in the fill phase and is dictated by a float switch.

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8. System Guarantee

Molloy Environmental Systems fully guarantees the Klaro wastewater treatment technology as suitable for the development in question. The system must be installed as per the manufacturer's guidelines and commissioned by trained personnel. To ensure the efficient treatment of the wastewater the following is recommended:

- No rainwater, surface water etc., should be discharged to the treatment system
- Only wastewater as listed in the design criteria should enter the system
- Excessive fats, oils and greases should be removed upstream of the system
- Care should be taken not to discharge large materials such as rags etc. into the system
- An effective ventilation system should be installed by others (a 6m minimum high vent stack should be installed depending on site conditions. A taller vent stack should be installed where possible or necessary). Please refer to your site engineer for specification for appropriate vent stack design/height per site.
- Urinals and any other automatically flushing apparatus should be operated in a water conservative manner and only operate during the occupied time.
- Good practice would be to monitor all water usage, using a water meter. This would alert the caretaker of unusual excessive water usage and hence a leak

Please contact Molloy Environmental Systems if you require any additional information.

Yours sincerely,

K. Rusk

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Environmental Process Engineer
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19017

INV 71264

Title	Installation Commissioning and Maintenance Control Sheet		
SOP No.	Form012	Identification	Version 1

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SITE ID: _____ Customer's Name: Gerry Farrell Joinery Tel: _____

Address: _____

Date/Time: 30/6/26 Installer's/Technician's Name: TAZ + John

Installation ☐

Co-ordinates	Lat:	Long:	Tank Type:		Risers:	S	L
Builder's Name			Percolation (Ag/Bg) (Press/Gravity):				
Builder's Phone Number			Panel Location:				

Commissioning ☐

Installed:	Unit ☐	Panel ☐	Type:		Serial No.:	
Functioning	Pumps ☐	Panel ☐	Non Conformance Occurrence	YES ☐	NO ☐	

Maintenance: **Call Out** ☐ **Full Service** ☐ **Other** ☑

	Condition	*Test*	*Result*	*Test*	*Result*
Panel program		**SBR Tests**		**Effluent Tests**	
Aer. 1 Time		SSV	cc	Nitrate	mg/l
Aer. 2 Time		Temperature	°C	Nitrites	mg/l
Slu. Time		Dissolved O_2	mg/l	Ammonia	mg/l
Dis. Time		pH			
Aer/Compres		**Primary Tank Tests**		**General**	
SBR Tank		Sludge height	cm	Lab analysis	Yes ☐ No ☐
Percolation		Estimated de-sludging time	months	Was the unit operating ok?	Yes ☐ No ☐
Fill Time		Other			
Dosing Time		Other			

REPORT TO CUSTOMER AND RECORD IN COMMENT BOX
Any issues/foreseeable problems with installation eg - percolation area flooded, size of unit/house, type of usage eg B&B.

Comments: John Checked over all the programming + Setup of panel
i replaced the discharge pump (doc 7 with float)
also had to replace the alarm float (control float)
need to return in 8 weeks to check bacteria levels
coconut is going to need to be replaced but not until we check bacteria levels

Installer: TAZ Signed (Customer): _____ Job End Time: _____

NSAI

HYDROGEOLOGICAL ASSESSMENT FOR EXISTING WATER SUPPLY WELL AT 'THE HAZEL HOUSE', MUTTON LANE, TIBRADDEN, RATHFARNHAM, DUBLIN 16

RECEIVED: 09/08/2026

DRAFT REPORT AS PART OF DRINKING WATER SAFETY PLAN RISK ASSESSMENT

Prepared for:
MR. BRIAN GRIFFIN,
'THE HAZEL HOUSE',
MUTTON LANE,
TIBRADDEN,
RATHFARNHAM,
DUBLIN 16

Prepared by:
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26029

October 2017

RECEIVED: 09/08/2026



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Project No.:	26029
Report Title:	Hydrogeological assessment for existing Water supply well at 'The Hazel House', Mutton Lane, Tibradden, Rathfarnham, Dublin 16
Report Status:	DRAFT
Date:	05/10/2018
Prepared by:	Robert Meehan Dr. Robert Meehan

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SCOPE OF THIS REPORT

The findings of this report are the result of a desk study and geological field interpretation. Interpretations and conclusions included in the report are based on knowledge of the ground conditions following detailed investigations, as well as the regional soils, subsoils and bedrock geology, and the experience of the author.

Dr. Robert Meehan has prepared this report in line with best current practice and with all reasonable skill, care and diligence in consideration of the limits imposed by the survey techniques used and the resources devoted to it by agreement with the client. The interpretative basis of the conclusions contained in this report should be taken into account in any future use of this report.

Dr. Robert Meehan accepts no responsibility for any matters arising if any recommendations contained in this document are not carried out, or are partially carried out, without further advice being obtained from Dr. Robert Meehan.

TABLE OF CONTENTS

RECEIVED: 09/08/2026

	PAGE
Executive Summary	1
1.0 Introduction	2
2.0 Methodology	4
3.0 Soils, Subsoils, Geological & Hydrogeological Characterisation	5
3.1 Topography	5
3.2 Soils and Land Use	5
3.3 Subsoil (Quaternary Geology)	6
3.4 Bedrock Geology	8
3.5 Hydrogeology	9
3.5.1 Groundwater Body and Status	9
3.5.2 Groundwater Flow	9
3.5.3 Aquifer Classification	10
3.5.4 Groundwater Vulnerability	11
3.5.5 Recharge	12
3.5.6 Groundwater Protection Response	13
3.6 Hydrometeorology	13
3.7 Potential sources of groundwater contamination	13
4.0 Zone of Contribution to on-site water supply well	15
4.1 Source Protection and Time of Travel	15
4.2 Boundaries of Zone of Contribution	15
4.2.1 Uniform Flow Equation	15
4.2.2 Recharge and Water Balance	16
4.2.3 Inner and Outer Protection Areas	16
5.0 Groundwater Risk Screening Methodology	19
5.1 Source - Pathway - Receptor Conceptual Model	19
5.2 Source Factors at The Hazel House	20
5.2.1 Animals, agricultural practices and discharges in the catchment	20
5.3 Pathway Factors at The Hazel House	21
5.3.1 Geology and hydrogeology	21
5.4 Receptor Factors at The Hazel House	23
5.4.1 Water Source Type and Sanitary Protection	23

5.5 Combined Source - Pathway - Receptor Risk Scores at Hazel House 24
5.6 Risk management Factors - Water Treatment Scores 24
5.7 Final risk score 24

6.0 Conclusions 25

References 27

Appendix A - Photographs of salient features on-site 29

RECEIVED: 09/08/2026

1.0 INTRODUCTION

RECEIVED: 07/08/2026

Dr. Robert Meehan was retained by Mr. Brian Griffin of The Hazel House to undertake a hydrogeological desk study, field assessment and modelling exercise as part of a risk assessment scoring methodology forming part of a Drinking Water Safety Plan, as advocated by the World Health Organisation and adopted by the Irish Environmental Protection Agency, for an existing on-site water supply well at 'The Hazel House' café and coffee shop, on Mutton Lane, Tibradden, Rathfarnham, Dublin 16 *(NGR 314130 224273)*.

The site is located approximately 3 km southeast of the village of Ballyboden and approximately 6.2 km south-southwest of the village of Rathfarnham, on the northern mid-backslope of Tibradden Mountain, at an elevation of approximately 184-186 mAOD, and is approached by the third class 'Mutton Lane' *cul-de-sac* road at the north (Figure 1). The closest surface watercourse to the site is the Whitechurch Stream, which flows from south to north in a deep channel approximately 100m east of the site itself (Figure 1). This river meets the River Dodder, which itself flows southwest to northeast, just under 5 kilometres to the north at Rathfarnham.

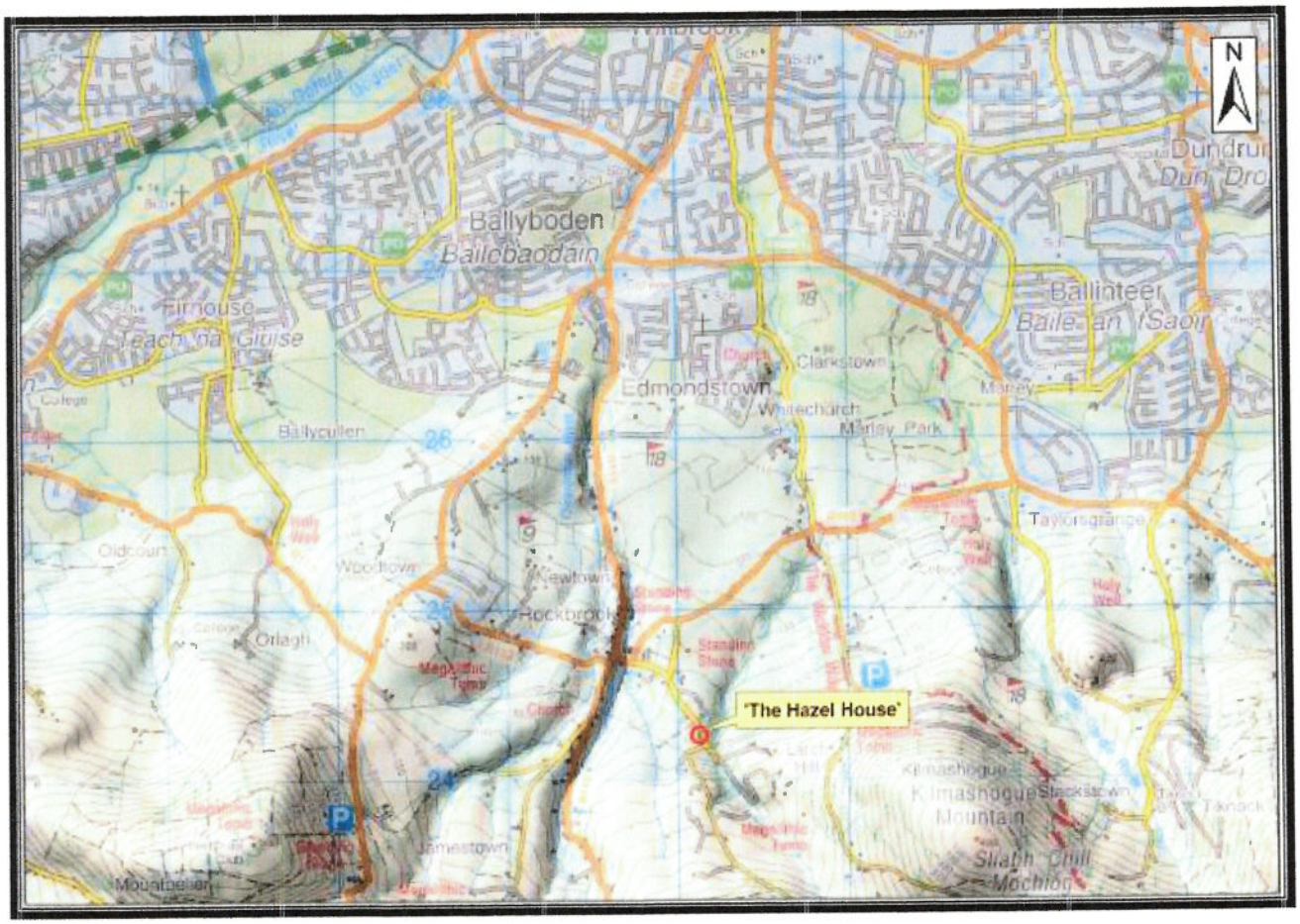


Figure 1 Location of site at 'The Hazel House', illustrating surrounding topography and surface water stream and river features (OS Licence EN 0057918).

The existing development consists of a café, Irish craft shop, petting farm and woodwork school, which does not provide the option of accommodation to patrons, but which serves snacks such as soups and sandwiches, as well as teas and coffees. The maximum occupancy of the venue is two hundred persons in one day (Mr. Niall Fitzharris, The Hazel House). using a conservative figure for water usage of 25 litres per person per day (as per EPA, 1999), the well is expected to abstract approximately 5,000 litres per day, or $5m^3$. In order to err on the side of caution, and to delineate the Zone of Contribution in as meaningful as way as possible, the figure taken for daily abstraction was then doubled, and $10m^3$ per day was used for all calculations based around the well (see Section 4.1.1 following).

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The existing sewage treatment plant on the site is a conventional septic tank, which is situated in a shed at the western end of the site, and which is regularly desludged a number of times per year.

The water supply from the site comes from an on-site well. Thi well is bored to approx. 73m depth, with a pumping water level of 14.2m bgl on 7th September 2018. The well has Ultra-violet germicidal irradiation treatment, and a filtration system.

Following the issue of a notice by South Dublin County Council, requesting that a Drinking Water Safety Plan and associated risk assessment be completed on the site, in order to meet the requirements of the EU Drinking Water Directive (Council Directive 98/83/EC of 3 November 1998 on the quality of water intended for human consumption), a study of the site and it's surrounding catchment were completed. This report provides a description of the geological character of the site and details the nature, extent and complexity of the geological material from the surface downwards through the mineral subsoil to the bedrock. An assessment was completed on the on-site water supply well, and hazards in the catchment. The results from these geological and hydrogeological field investigations, as well as the desk study, were collated to assess the zone of contribution to the on-site water supply well, and the potential risk to the water supply given the land use and other potential hazards in this zone, in order to score the overall risk to the water supply on the site.

2.0 METHODOLOGY

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The World Health Organisation has set out three essential components for a safe and secure drinking water supply. These are:

- A risk assessment of the water supply from catchment to consumer *i.e.* Identification and assessment of all risks in the catchment, treatment plant and distribution network up to the tap that may result in a risk to health and/or a breach of the required standard.
- Effective operational monitoring, which means inspection of the catchment, reservoirs, treatment plant and distribution network to detect pollution, equipment failure or chemical dosing faults; followed by prompt and effective corrective actions where problems have been identified.
- Effective management - Competent management of the supply during normal and abnormal conditions, regular and accurate reporting of treatment plant and distribution network operations and personnel trained and resourced to deliver clean and wholesome drinking water.

In setting out the Drinking Water Safety Plan for 'The Hazel House' the following was completed.

- Documentation and description of the catchment, water source, treatment works, distribution network and the Hazel House' premises;
- Completion of a risk assessment by identifying the hazards that occur and assessing the likelihood of them occurring at each stage of the water supply process;
- Identification of control measures to minimise any unacceptable risks for each stage of the water supply process, and;
- Establishment of procedures to verify that the Drinking Water Safety Plan is working effectively to deliver safe and secure water that meets the standards and other requirements, such as inspections, audits and monitoring;

The objective of the report is to outline the risk to groundwater in the catchment. A conceptual site model has been prepared using the investigations and data from groundwater/surface water sampling.

The methodology comprised an iterative approach advancing the knowledge and information for the area utilising data collection, desk studies, site visits, site investigation and field mapping. Analysis of the information collected during the studies was used to inform the risk assessment.

3.0 SOILS, SUBSOILS, GEOLOGICAL & HYDROGEOLOGICAL CHARACTERISTATION

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3.1 Topography.

The site is situated on the northern mid-backslope of the northern side of a relatively low moraine ridge, at Tibradden, which is approximately 2.5 kilometres west-northwest of the summit of Tibradden Mountain, in the valley of the Whitechurch Stream, and northwest of Kilmashogue Mountain (Figure 1). This area of the Dublin Mountains is characterised by deep, narrow channels hosting streams, and incising into deep Ice Age sediments.

The land within the locality rises to 408 mAOD approx. 1.7 kilometres southeast of the site (Kilmashogue Mountain), with the site itself situated on the gently sloping backslopes of the moraine ridge, at between *c.* 184m and 186 mAOD.

3.2 Soils and Land Use

The site is mapped as being underlain by deep, well drained mineral soils derived mainly from acidic parent material (AminDW, Teagasc/EPA, 2006). Previously, this area of County Dublin was mapped by An Foras Talúntais as being characterised by soils of the Association 8 (60% brown podzolics, 20% gleys, 10% podzols and 10% blanket peats, Figure 2).

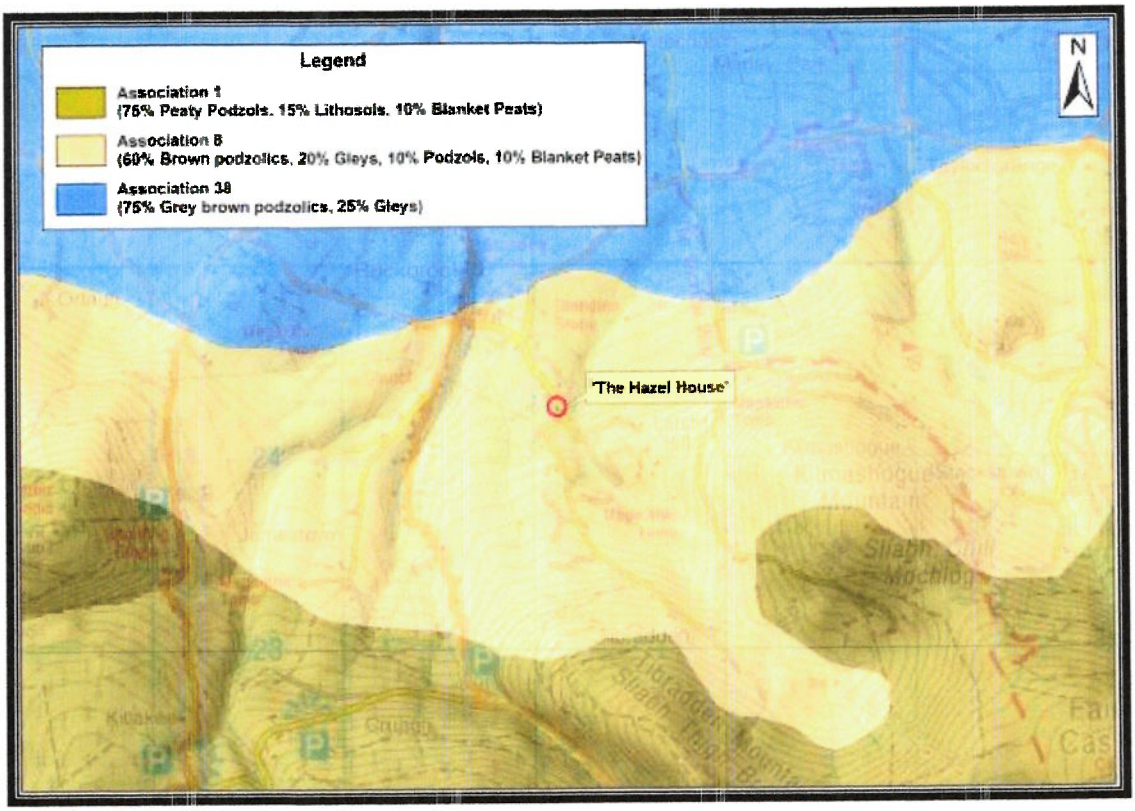


Figure 2: Soils geology of the site and its environs. See how the site sits within a wide strip of well drained soils dominated by brown podzolics, whereas the majority of the area south of the café on the higher slopes is underlain by poorly drained, peaty podzol and lithosol soils (OS Licence EN 0057918).

Brown podzolic soils are well drained and slightly leached, and generally have a well developed reddish, iron-rich zone just below the 'A' and 'B' horizons. The development of brown podzolic soils is actually primarily associated with the leaching process.

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The area of the existing café, Irish craft shop, petting farm and woodwork school, being part of the backslopes of a high ridge, has the potential to have soils of good drainage class within its' topographic bounds. As well as this, the likelihood a water table at a deeper depth than in the surrounding landscape is quite high, as the ridge itself may have subsoil materials different in texture to those around in the higher areas of the surrounding mountain ridges (see sections 3.1 and 3.3).

Overall, this means that the soils within this subject site are therefore expected to be well drained mineral soils. From this, the subsoil on the site is likely to be of high to moderate permeability, with a low likelihood of surface water ponding and/or impeded vertical drainage.

The fields around the site comprise grassland, with some forest-covered ground dominant on the higher ground to the south. There are occasional one-off houses along the roads.

3.3 Subsoil (Quaternary) Geology

The Quaternary period extended from 1.6 M.A to present day. During this period great Ice Ages took hold in Ireland, the last of these extending from 73,000 years BP until 10,000 years BP. There were several phases of ice flow affecting County Dublin. Within these phases, ice flowed from a number of different centres. Ice flowing from northeast to southwest would have been the last ice to cross over the site, as the existing glacial landforms indicate that ice flow direction during the Last Glacial Maximum was approximately southwesterly across this portion of Southern Dublin (Warren, 1995). Following this there was a period of deglaciation, when waterlain glaciofluvial sediments were deposited. Since deglaciation ended, a period of post-glacial geological processes has continued until the present day, where natural landscape processes in Ireland are dominated by the action of water.

The café, Irish craft shop, petting farm and woodwork school at The Hazel House is mapped on the Teagasc/EPA subsoils map as being underlain by subsoil classed as 'till (boulder clay) derived chiefly from granite'. Glaciofluvial sands and gravels derived from limestones occur immediately east and south of the site, and bedrock crops out at surface or is just below the surface along on the higher ridges around the area (the closest being approx. 880m to the southeast). As well as this, the base of the valley of the Whitechurch Stream to the east of the ridge hosting the site is floored by post-glacial alluvium, which is a floodplain deposit. Blanket peats occur on high, gently sloping slopes, distant to the southeast.

The tills in the locality were mainly deposited at the base of the moving ice. During the advancement of the glaciers, the weight and pressure of the ice broke the bedrock upon which the glaciers moved and ground it down to particle sizes ranging from boulders to clay. This material was smeared by the advancing ice on top of the pre-existing bedrock, leaving the mixture of debris material comprised of till.

Tills are often over-consolidated, or tightly packed, unsorted and unbedded, possessing many different particle and clast (stone) sizes, and commonly have sharp, angular to subangular clasts.

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On the subsoil map tills are categorised according to their dominant lithological component (Figure 3). Grain size of the matrix, or the texture of the till, is important, as this determines permeability, which is important for soil development processes. Thus, tills may be described as gravelly, sandy, silty or clayey. From Figure 3 it would appear that the site is located within an area of till derived from granite. This concurs with the findings of mapping in the area around the site, where small scars and cuttings into the topsoil and subsoil show granite dominated material. The till extends outwards from the site to the northwest, west and southwest, and is of variable internal geometry, with pockets and layers of SAND, SAND with gravels, silty SAND and sandy SILT within the subsurface materials. It is envisaged that, due to their predominantly granite parent material, the till under and surrounding the site will be of moderate permeability due to an interpreted relatively high SAND content.

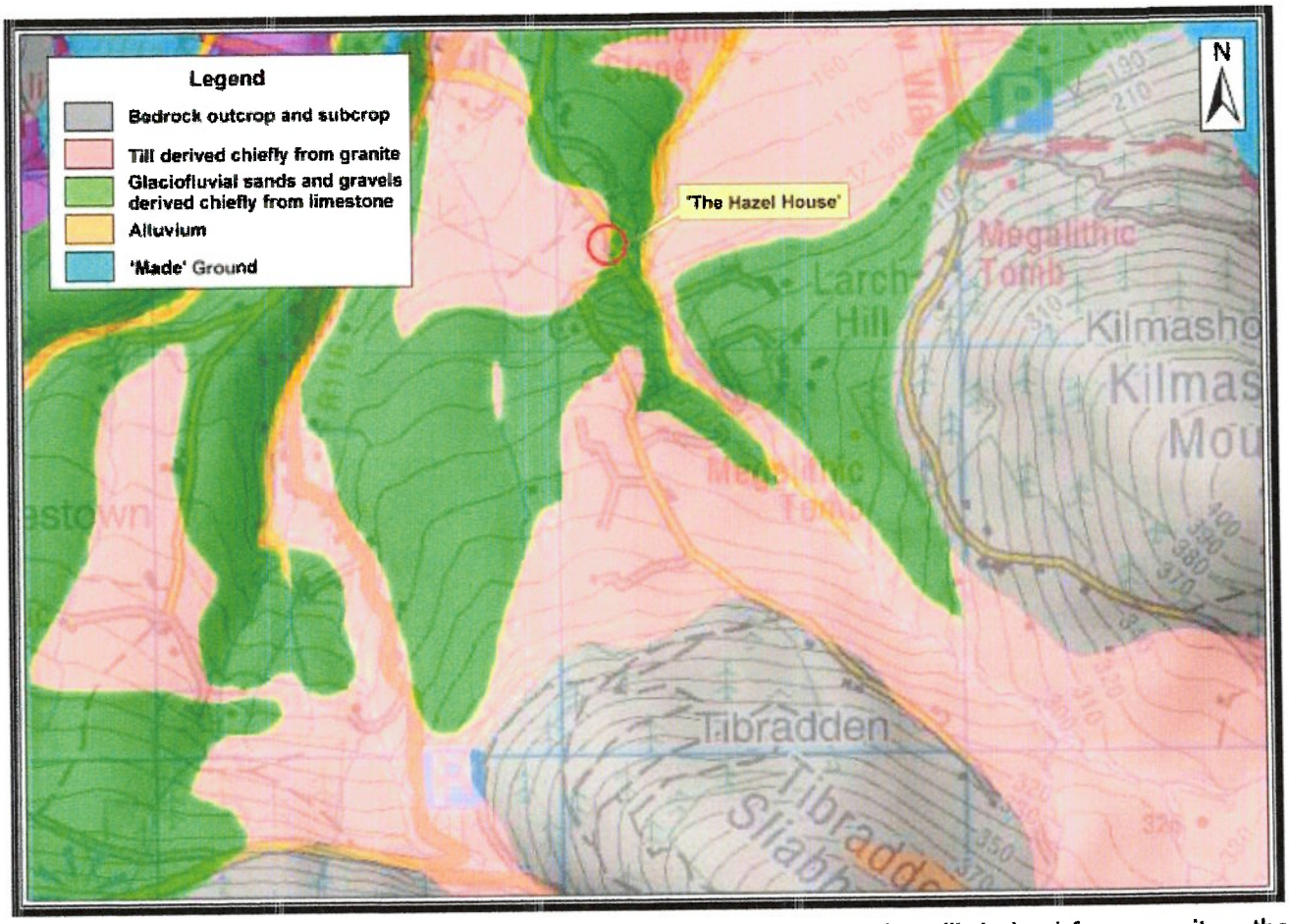


Figure 3: Subsoils geology of the site and its environs. The pink depicts till derived from granites, the green sands and gravels derived from limestone, the orange alluvium and the grey bedrock outcrop and subcrop (OS Licence EN 0057918).

In general it is interpreted that depths of subsoil in the area of the site are of considerable depth (>5m across the ridge running through the site, decreasing to 3m-5m on the upper slopes of Tibradden Mountain to the south.

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3.4 Bedrock Geology

The 1:100,000-scale bedrock geology map of the area (Geology of Kildare-Wicklow, Sheet 16; GSI, 1994) indicates that the site is underlain by granite rocks (see Figure 4). These were intruded during the Devonian Period (c. 405 Million Years ago) and comprise granite with muscovite phenocrysts. These rocks are intrusive igneous rocks. The granite crops out commonly on the northern slopes of Tibradden Mountain, to the south and southeast of the site,



Figure 4: Bedrock geology of the site and its environs. See the relatively straightforward bedrock geometry, with all of the area around the site comprising granites of varying types (OS Licence EN 0057918).

To the northeast of the site by approx. 200m, a geological unconformity occurs and is oriented northeast to southwest (Figure 4). The bedrock northwest of this line is coarse-grained granite; to the distant southeast, a change to porphyritic granite also occurs. The bedrock for several hundred metres around

the site is all of the same type though; the granite with muscovite phenocrysts. The only geological fault in the general area occurs approx. 1.3 km to the southwest (Figure 4).

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3.5 Hydrogeology

3.5.1 Groundwater Body and Status

The environs of Hazel House are located in the Kilcullen Groundwater body. The Kilcullen Groundwater body is currently classified as being of 'Good Status' owing to it's overall chemical status. The groundwater body descriptions are available from the GSI website: www.gsi.ie and the 'status' is obtained from the EPA Envision website.

3.5.2 Groundwater Flow

Groundwater is defined as water that moves through and is stored within sub-terrain geological strata and flow direction follows topography.

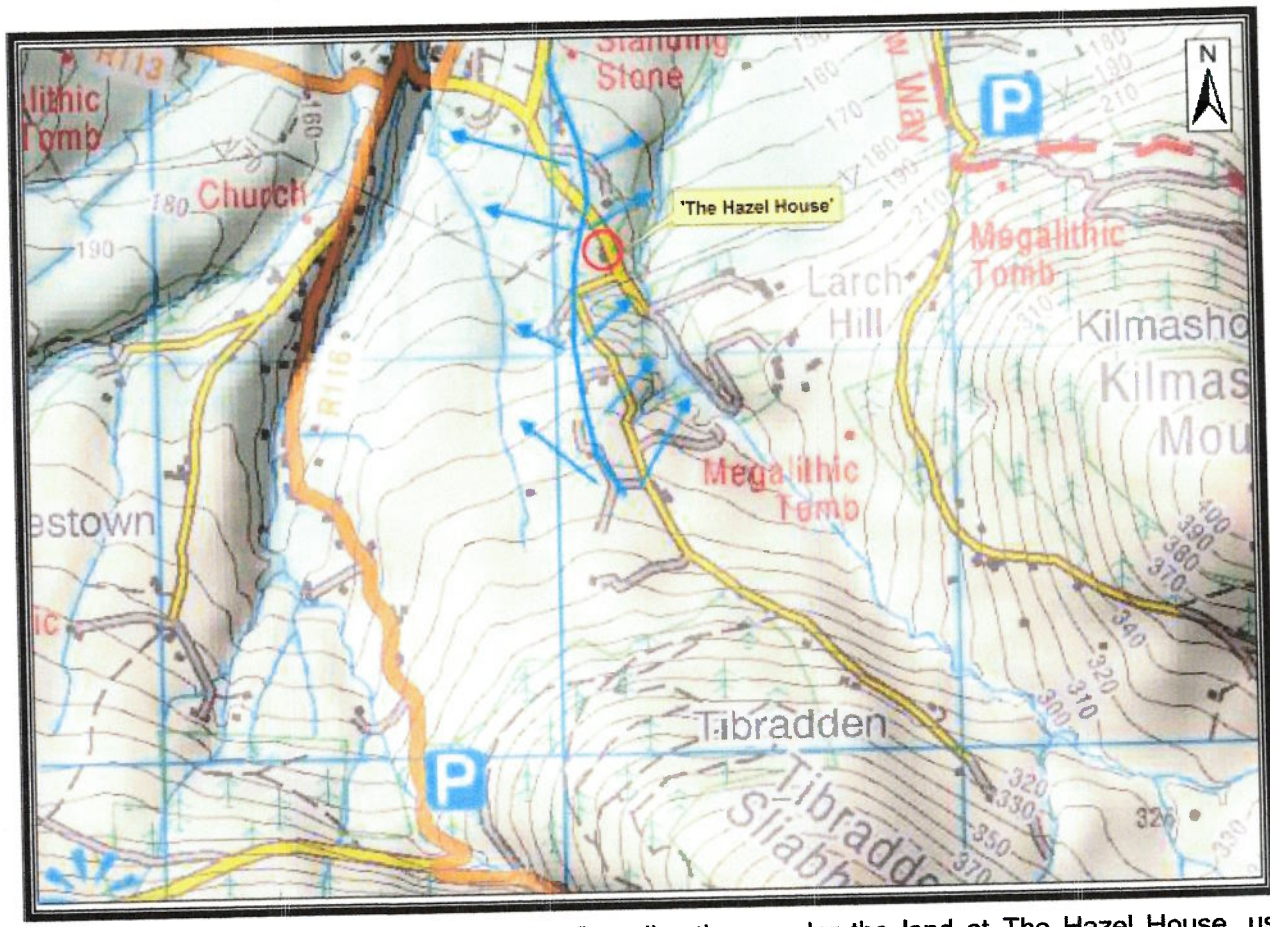


Figure 5: Interpreted general groundwater flow directions under the land at The Hazel House, using contours from the O.S. Map and surface water stream and river flow directions. Conceptually, flow should generally be towards the Whitechurch Stream, towards the east-northeast and northeast (OS Licence EN 0057918).

From examination of the Ordnance Survey 1:50,000 map, the local topographic groundwater divide runs south to north just to the west of the site (Figure 5). From this, it would generally be interpreted that groundwater flow was under the site from this divide towards the nearest rivers and streams; *i.e.* to the east-northeast, towards the Whitechurch Stream at the base of the valley to the east (Figure 5).

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This general flow seems to be in evidence as the water levels in the well on the site, which rested at 14.2m below ground level on 7th September 2018 at 11.30, was therefore at minimum 168.8 m AOD, and the water in the stream to the east is at approx. 166 m AOD from examination of the Ordnance Survey maps of the locality. This shows that the gradient is strongly northeastwards, towards the Whitechurch Stream.

3.5.3 Aquifer Classification

The aquifer potential of a bedrock unit is determined by the groundwater productivity and the productivity is based on hydraulic characteristics compiled from borehole data throughout the country. The national aquifer map of Ireland produced by the Geological Survey of Ireland has classified the granites, which underlies the site, as a poor bedrock aquifer (Pl, see Figure 5).

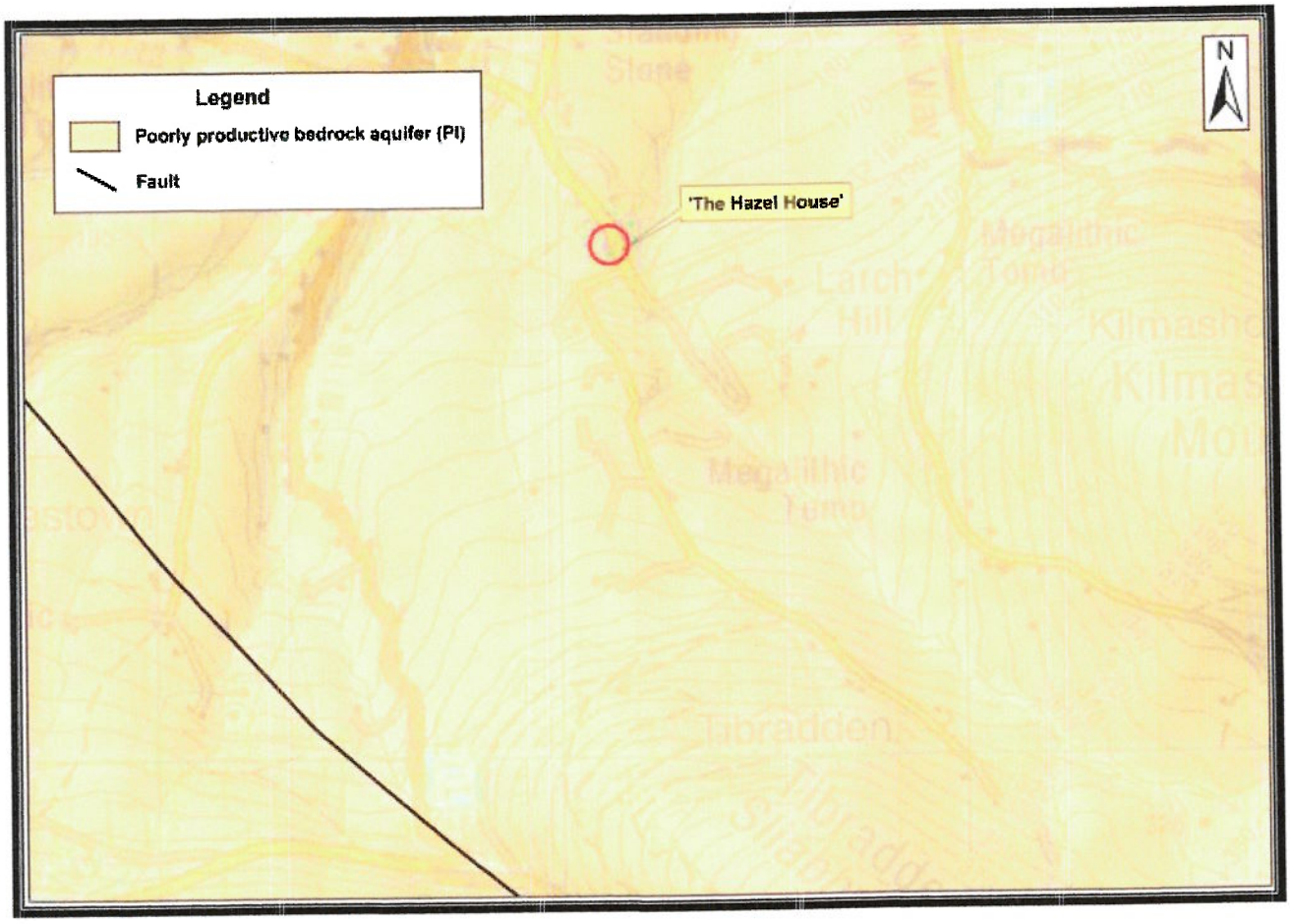


Figure 6: Aquifer map of the site and its environs (OS Licence EN 0057918).

This is an aquifer with a limited and relatively poorly connected network of fractures, fissures and joints, giving a low fissure permeability which tends to decrease further with depth. A shallow zone of higher permeability may exist within the top few metres of more fractured/weathered rock, and higher permeability may also occur along fault zones. These zones may be able to provide larger 'locally important' supplies of water. In general, the lack of connection between the limited fissures results in relatively poor aquifer storage and flow paths that may only extend a few hundred metres.

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Due to the low permeability and poor storage capacity, the aquifer has a low 'recharge acceptance'. Some recharge in the upper, more fractured/weathered zone is likely to flow along the relatively short flow paths and rapidly discharge to streams, small springs and seeps. Groundwater discharge to streams ('baseflow') can significantly decrease in the drier summer months.

There is a paucity of hydrogeological information from the GSI Kilcullen Groundwater Body sheet, of which the Hazel House locality forms part. There are no data on the aquifer coefficients for the rocks in this area. Pumping tests conducted in County Wicklow show that the Ordovician rocks classified as Ll aquifers, have moderately good transmissivities (~30m^2/d) in places. The granite and the Silurian rocks are expected to be less permeable except in local zones. In addition to the variety in these rock types there is also the fact that the topography is very varied over the area, with mountainous granite areas in the west and areas of lowlying land towards the coast. The topographic slope will influence the hydraulic gradient in the aquifer, which in turn will determine the velocity and volume of groundwater flow. The GSI-EPA Publication on 'Irish Aquifer Properties - a reference manual and guide' (Kelly *et al.*, 2015) suggests that poorly productive aquifers (Pl) have transmissivity values in general averaging at between 10 and 165 m^2/d.

Groundwater flow occurs mostly in a shallow upper weathered zone, deeper groundwater flow is possible along fractures, joints and major faults. Recharge occurs diffusely through the subsoils and *via* bedrock outcrops. There are large areas where the rock is close to surface, which would suggest high potential recharge values, but calculations must consider the effect of rejected recharge from the lower permeability rocks. The aquifers within the groundwater body are generally unconfined, but may become locally confined where the subsoil is thicker and/or lower permeability. Groundwater flow is considered to recharge and discharge on a local scale. Drainage density values suggest shorter flow paths in the granites than on the flatter Lower Palaeozoic rocks. Groundwater discharges to the numerous small streams crossing the aquifer, to springs and seeps

3.5.4 Groundwater Vulnerability

Groundwater vulnerability is a term used to represent the intrinsic geological and hydrogeological characteristics that determine the ease with which groundwater may be contaminated by human activities. The vulnerability of an aquifer is defined as the ease with which infiltrating water and potential contaminants may reach groundwater in a vertical or sub-vertical direction. It is dependant on permeability and thickness of the subsoil.

A vulnerability map for the area has been completed for County Dublin by the GSI (Figure 7). The vulnerability of the underlying groundwater to contamination from surface activities is ranked as 'high' to 'moderate' in this locality. When the general smooth topography of the locality, allied with the scars in topsoil and subsoil around the site which show at least 1.4m depth subsoil above bedrock, are taken into account, the vulnerability is definitely not 'Extreme' and the 'High' to Moderate' classification seems proper for the site.

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Using a conservative approach, the general Groundwater Protection zone is therefore PI/H under the site.



Figure 7: Groundwater Vulnerability Map of the site and its' environs (OS Licence EN 0057918).

3.5.5 Recharge

The term 'recharge' refers to the amount of water replenishing the groundwater flow system. Recharge is generally estimated on an annual basis, and is assumed to consist of an input (*i.e.* annual rainfall) less water losses (*i.e.* annual evapotranspiration and runoff). In areas where point recharge from sinking streams *etc.* is discounted (as around Tibradden), the main parameters involved in recharge rate estimation are annual rainfall, annual evapotranspiration, and annual runoff.

Diffuse recharge will occur *via* rainfall percolating through the subsoil or through areas of outcropping rock. The proportion of the effective rainfall that will recharge the aquifer is determined by the permeability of the soil and subsoil, and by the slope. The relatively deep 'high' to 'moderate' permeability subsoil of the Tibradden locality will only to a small degree restrict percolation of recharge to the aquifer.

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The National Recharge Map produced by the Geological Survey of Ireland (GSI, 2013) has classified the subject site as having a recharge rate of 100 mm per year.

3.5.6 Groundwater Protection Response

From the above, and based on the groundwater vulnerability and aquifer category under the site, the **general** groundwater protection response for the site, with respect to the discharge of **domestic** wastewater to groundwater, is deemed to be R1, namely:

'Acceptable subject to normal good practice (i.e. system selection, construction, operation and maintenance in accordance with the EPA Code of Practice (2009)'

3.6 Hydrometeorology

Developing a three-dimensional conceptual model of the hydrogeology of a site requires an understanding of general hydrometeorological patterns across the area of interest. The information presented below was obtained from Met Éireann.

Annual Average Rainfall: 1066 mm. The contoured map of rainfall data in Ireland (Met Éireann website, data averaged from 1981-2010) shows that the source is located between the 1000 mm and the 1200 mm average annual rainfall isohyets. The closest meteorological (rainfall) station is at Rathfarnham Castle only 5 km away from the Hazel Estate village, with a 30-year (1961-1990) average annual rainfall of 1066 mm.

Annual evapotranspiration losses: 450 mm. Potential evapotranspiration (P.E.) is estimated to be 475 mm/yr (based on data from Met Éireann). Actual evapotranspiration (A.E.) is estimated as 95% of P.E., to allow for seasonal soil moisture deficits.

Annual Average Effective Rainfall: 616 mm. The annual average effective rainfall is calculated by subtracting actual evapotranspiration (450 mm) from rainfall (1066 mm).

3.7 Potential sources of groundwater contamination

The septic tank serving the site is situated approx. 30m due west of the source borehole. This is alongside with respect to groundwater flow (See Section 3.5.1) and the recommended minimum distances between an alongside domestic well and a wastewater treatment system is 25m (DoELG *et al.*, 1999); thus this distance is adhered to.

To the northwest by approx. 40m, a gravelled area has parking spaces for a number of vehicles, and these may leak fuel or lubricants.

The land surrounding the site is covered in pasture land, which grazes sheep and cattle. Any spraying of this pasture is potentially a source of diffuse contamination, though as the agriculture is non-intensive, this is unlikely.

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4.0 ZONE OF CONTRIBUTION TO ON-SITE WATER SUPPLY WELL

4.1 Source Protection and Time of Travel

The objective of all Source Protection Zones is to provide protection by placing tighter controls on activities within all or part of the zone of contribution to a source. The source protection areas are recommended for delineation by the GSI: an Inner Protection Area (SI) and an Outer Protection Area (SO). The SI is designed to protect against the effects of human activities that might have an immediate effect on the source and, in particular, against microbial pollution. The boundary of the SI is defined by a 100-day time of travel (TOT) from any point below the water table to the source. The 100-day TOT limit is a conservative limit chosen to allow for the heterogeneous nature of Irish aquifers and to reduce the risk of pollution from bacteria and viruses, which can live longer than 50 days in groundwater.

4.2 Boundaries of Zone of Contribution

The boundaries of the Zone of Contribution (ZOC) are based on hydrogeological mapping and are described as follows.

For the borehole, the main groundwater flow direction is interpreted as from southwest to northeast. The **western** boundary of the ZOC extends to the top of the ridge to the west of the on-site borehole source, beyond which groundwater will flow westwards away from the borehole. The **eastern** boundary of the borehole ZOC is the distance downhill (down-gradient) that groundwater is drawn back towards the pumping borehole, and is based on groundwater flowlines, aquifer properties and water balance equations (see following section).

The **northern** and **southern** boundaries of the borehole's ZOC are determined by the interpreted groundwater flowlines to the borehole within this type of aquifer system, which are estimated using data from the desk study.

4.2.1 Uniform Flow Equation

Given the relatively gentle topography around the on-site borehole, the Uniform Flow Equation (Todd, 1980) was used to determine the maximum **down-gradient** distance that the boreholes can pump water from, as follows:

The down-gradient distance, $x_L = Q / (2\pi * T * i)$ where

Q is the daily pumping rate +/- X%

T is Transmissivity (based on the aquifer hydraulic characteristics)

i is background non-pumping hydraulic gradient

Where the pumping rate is an absolute maximum of 10 m^3/d as at the on-site borehole at The Hazel House (Section 1), the transmissivity is assumed to be 10 m^2/d (Section 3.5.3) and the hydraulic gradient down-gradient of the source is estimated at 0.016 (2.8m/175m, see Section 3.5.2), the equation indicates that the possible down-gradient ZOC extent is approximately 10 m.

Using the Uniform Flow Equation for the **up-gradient** distance, the calculations read

Half the up-gradient width, $Y_L = Q / (2 * T * i)$ where

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Where the pumping rate is an absolute maximum of 10 m^3/d, the transmissivity is assumed to be 10 m^2/d and the hydraulic gradient is estimated at 0.016, the equation indicates that the possible up-gradient width of the ZOC is approximately 65 m.

Note:
This uniform flow equation is derived for a homogeneous porous aquifer. At best these ideal conditions are only loosely approximated in a 'Pl' aquifer, such that the calculated distance may underestimate or overestimate the actual conditions.

4.2.2 Recharge and Water Balance

The recharge and water balance calculations are used to support the hydrogeological mapping and to confirm that the ZOC delineated is big enough to supply the quantity of water at the source.

The area of the ZOC delineated using hydrogeological mapping is 0.0394 km^2 for the on-site borehole (Figure 10). Based on the water balance, the topographic catchment of the boreholes is just greater than that required to support the normal abstraction rate of 5 m^3/d, plus a 100% margin of error (i.e. 10m^3/d). The inclusion of the 100% margin of error allows for minor variations in groundwater flow direction and dry weather flows *i.e.* periods of lower rainfall. These calculations assume that the recharge rate is 100 mm per annum across the entirety of the source's ZOC area, as the boreholes abstract water from an 'Pl' aquifer with a 'natural recharge capacity' limit.

4.2.3 Inner and Outer Protection Areas

Assuming a permeability of 1.16 x 10^{-4} m^2/s (0.16m / d, which is 10m^2/d transmissivity / 59 m saturated thickness, which is the saturated depth of the borehole, see Sections 1 and 3.5.2), a hydraulic gradient of 0.016 and an effective porosity of 0.05 for the aquifer, the 100-day TOT boundary can be estimated at 5 m from the pumped well. This is still within the concreted, yard area adjacent to the borehole, and from section 3.7 above it can be seen that while potential sources of contamination are located alongside and down-gradient of the supply borehole they are located well outside the SI and, as such, are not envisaged to pose a threat to the integrity of the water supply. This is reflected in the results of historical water quality analysis of the samples taken from the supply borehole which did not exhibit any signs of contamination by organic matter.

The SO covers the remainder of the ZOC to the borehole. The zone of contribution is the groundwater catchment area that contributes water to the well and is the area required to support the abstraction from long-term recharge. An approximate estimate of the ZOC to the borehole can be made by calculating the recharge area necessary to sustain the annual pumping volume. For the proposed daily pumped usage, of 10m^3/day, and an average recharge value of 0.1$m^3/m^2/yr$ (Section 3.5.5) the zone of contribution is 0.39 km^2. As this proposed yield of 10 m^3/day is over twice the estimated daily requirement of the proposed

development, it is envisaged that the actual ZOC to the supply borehole for the development will be much smaller.

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Using these calculations, the likely area of the ZOC to the borehole contributing 10 m^3/day for the development is in the order of 0.038 km^2. This equivalent to a circular area of just over 112m radius, but as the ZOC is likely to be asymmetrical in the up-gradient direction from the well, it extends out to the south as shown in Figure 10. The ZOC has been made slightly larger than the 0.038 km^2 required to sustain it. The location of the ZOC means that pumping from the well is likely to draw groundwater from beneath the two fields to the south of the site, as well as from under some of the area around the yard itself, including the portion of the site hosting the septic tank.

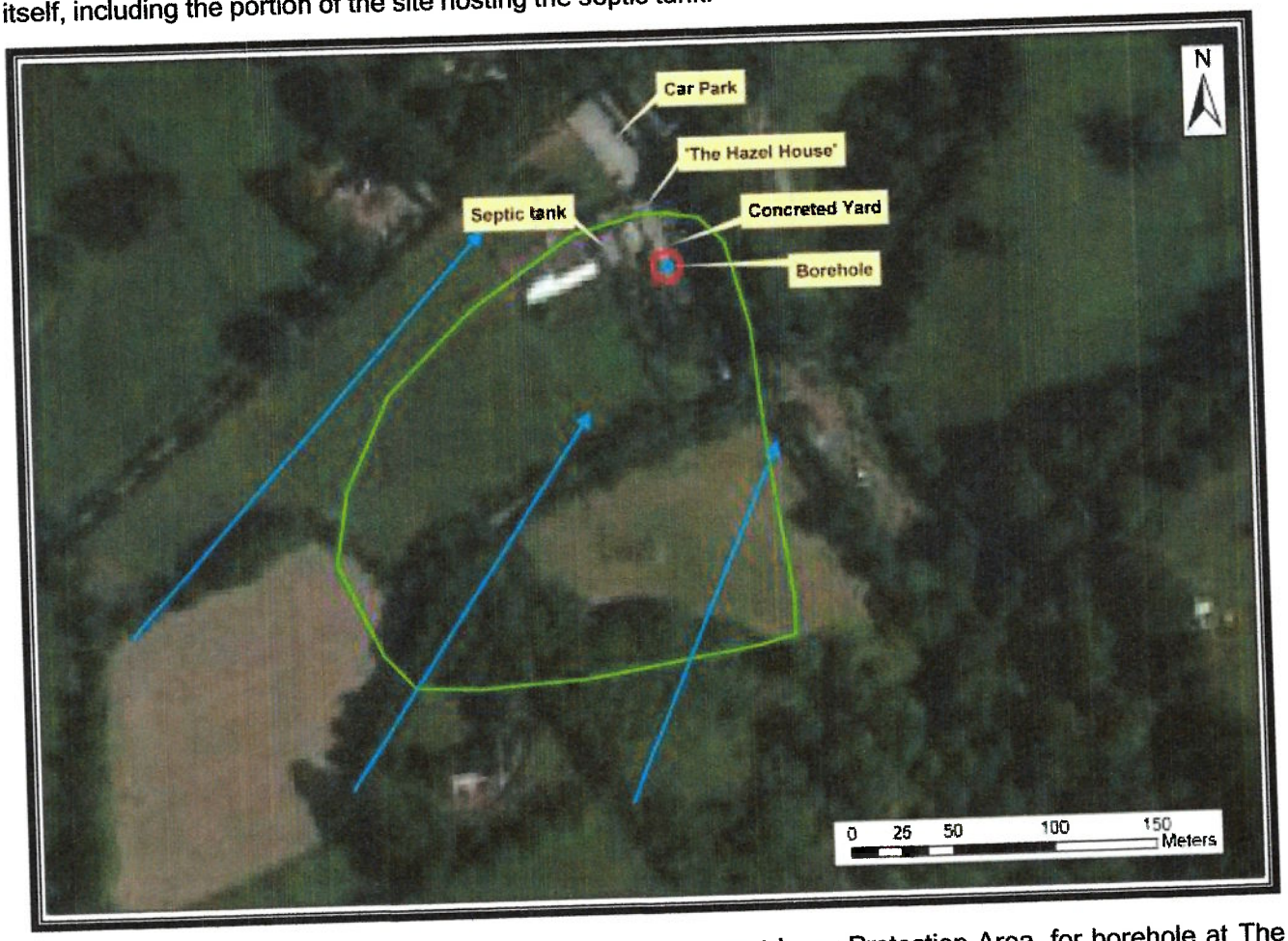


Figure 10: Interpreted Zone of Contribution, and consequent Inner Protection Area, for borehole at The Hazel House (OS Licence EN 0057918). Groundwater flow directions are again shown. The Inner Protection area (SI) is outlined as a red circle, with the wider ZOC (SO) shown within a green line..

While it is likely that the septic tank itself may be located within the zone of contribution to the well, importantly this is located outside the inner protection area. It should be noted that the TOT from the tank, which is situated alongside of the well to its' west, would be at worst case scenario in the region of 200 days. As enteric bacteria are not known to persist for longer than 100 days in groundwater it is envisaged

that neither the on-site septic tank, nor none of the other potentially polluting features around the facility, will therefore not present a risk to the on-site water supply borehole.

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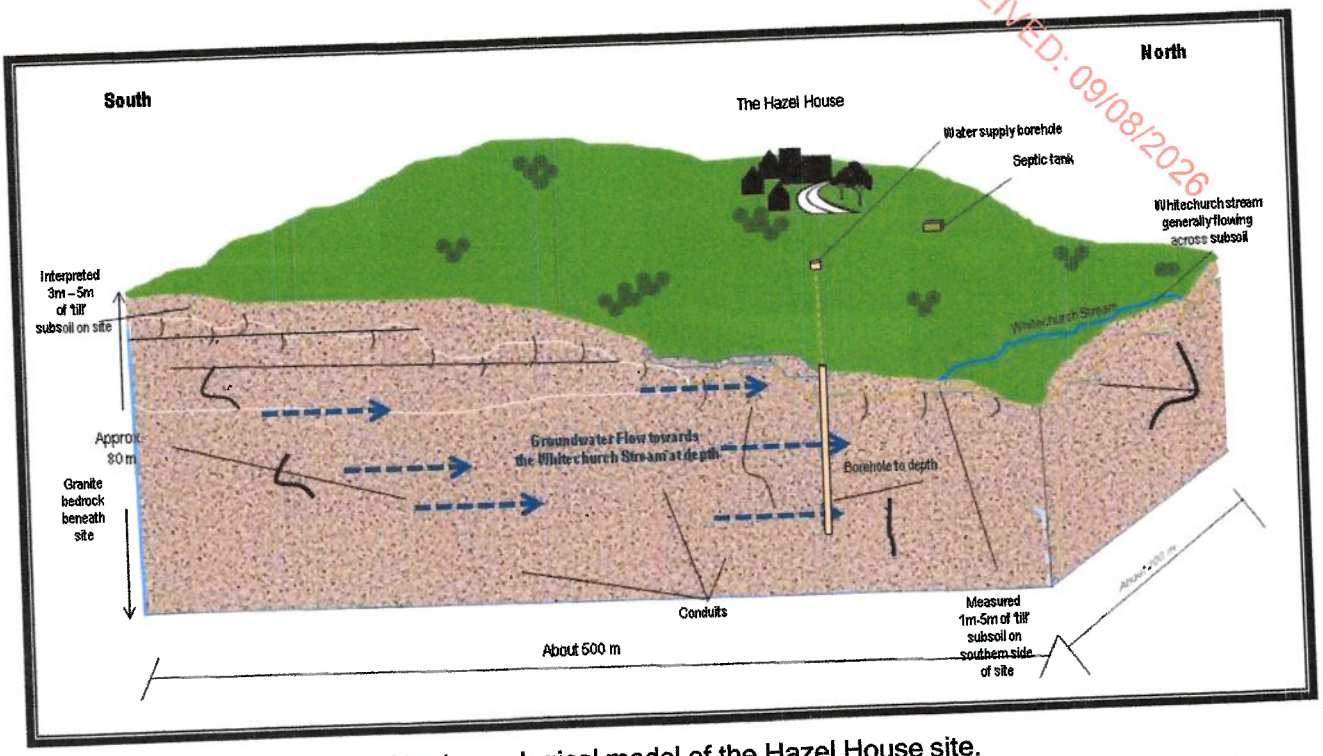


Figure 11: Outline conceptual hydrogeological model of the Hazel House site.

5.0 GROUNDWATER RISK SCREENING METHODOLOGY

One of the main methods/approaches to protect groundwater in Ireland is through the use of Groundwater Protection Schemes (GSI/DEHLG/EPA, 1999), which involves delineation of groundwater protection zones. These zones are sub-divided into source protection zones, which encompass the catchment area of the groundwater source, and aquifer (resource) protection areas, which are the remaining areas. These zones have been outlined in Section 4 above.

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5.1 Source - Pathway - Receptor Conceptual Model

A conceptual site model (CSM) is required for all groundwater sources at the start of the application of the risk screening methodology as it can be used to identify all possible sources and pathways as well as the processes that are likely to occur along each Source-Pathway-Receptor (S-P-R) linkage.

- Source factors include the principle sources of *Cryptosporidium* in the source protection area, and need to be identified on a catchment basis. The majority of human infections are caused by *C. hominis* and the cattle genotype *C. parvum*.
- Pathway factors include recognition of the inherent geological and hydrogeological factors that occur within the source protection area that influences the relationship between the source and the receptor need to be examined. The hydrogeological setting determines the likelihood of transmission of the *Cryptosporidium* from the source to the receptor. The aquifer type or groundwater flow regime is important as under rapid flow regimes (such as in karst aquifers) travel time is more rapid than with lower flow rates (such as in poorer aquifers). Respecting the groundwater vulnerability category, owing to the small size *Cryptosporidium* oocysts, these are more efficiently removed during passage through deep soil and subsoil and where vulnerability is not 'Extreme'. Connectivity between surface water and groundwater, through the presence of karst features (*e.g.* swallow holes, sinking/loosing streams) is also important in terms of the pathway..
- Receptor factors. The type of water source and the protection afforded to it influences the risk of contamination of the supply *i.e.* whether the supply is a spring or a dug or deep, bored well. The population served by the supply is also an important factor that is taken account of during the risk screening methodology. Wellhead protection factors are also important.

The categorisation of risk class depends on the final risk screening score. The same classification system shown in Table 1 below is used for both the surface water and groundwater risk screening methodologies in Ireland (EPA, 2010).

Table 1 Water Supply Risk Classification.

Water Supply Risk Classification	Final Risk Assessment Score
Very high risk	> 100
High risk	76-100
Moderate Risk	50-75
Low Risk	< 50

5.2 Source Factors at The Hazel House

5.2.1 Animals, agricultural practices and discharges in the Catchment

From Figure 10, it is seen that much of the ZOC is under pasture. Cattle are sometimes grazed in this area, but the majority of the time, sheep occupy the fields. Cattle are stocked, in this low intensity agricultural setting, at less than or equal to one livestock unit per hectare of forage area.

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Table 2 below shows the various risk scores for various animal species.

Table 2 Animals risk score.

Pressure factor	Risk Assessment Score	Actual Score for The Hazel House
Cattle or calves at less than or equal to one livestock unit per hectare of forage area	5	5
Cattle or calves at greater than or equal to one livestock unit per hectare of forage area	10	0
No cattle or calves in the catchment	0	0
Sheep or lambs at less than or equal to one livestock unit per hectare of forage area	5	5
Sheep or lambs at greater than or equal to one livestock unit per hectare of forage area	10	0
No sheep or lambs in the catchment	0	0
Wild or farmed deer in the catchment	2	0
No wild or farmed deer in the catchment	0	0
Pig farms in the catchment	2	0
No pig farms in the catchment	0	0
Animals have direct access to sinking streams	4	n/a
Fencing preventing access to sinking streams	-2	n/a
High numbers of birds	2	0
Any other farmed animal or bird	1	1
Total for Section 1		**11**

Table 3 below shows the various risk scores for various agricultural practices.

Table 3 Agricultural practices risk score.

Pressure factor	Risk Assessment Score	Actual Score for The Hazel House
Slurry spraying in the Source Protection Area	6	0
Dung spreading in the Source Protection Area	3	0
Slurry or dung stores	3	3

Sheep pens or cattle sheds	6	0
Lambing or calving in the catchment	8	0
Full compliance with the Agricultural Practice Regulations, verified by Inspectors	-6	0
Total for Section 2		**3**

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Table 4 below shows the various risk scores for discharges within the Zone of Contribution.

Table 4 Discharges risk scores.

Pressure factor	Risk Assessment Score	Actual Score for The Hazel House
Population serviced by individual on-site wastewater treatment systems ≤ 100 PE	4	4
Population serviced by individual on-site wastewater treatment systems > 100 PE	6	0
On-site wastewater treatment systems all known to be functioning properly	-2	0
Total for Section 3		**6**

The combined risk score for The Hazel House from Source Factors is therefore **20**.

5.3 Pathway Factors at The Hazel House

5.3.1 Geology and hydrogeology

Role of Aquifer Category. In Ireland, the bedrock aquifers have fissured permeability and the flow is through fractures, fissures and in the case of karst, through conduits. This implies that there is very little, if any, attenuation after a contaminant reaches the bedrock. In the case of sand and gravel aquifers, which have an intergranular permeability, some filtering of the groundwater may occur depending on the grain size of the sands. The rate of flow of the groundwater in these aquifers varies from very rapid in karstified aquifers to slower in poor unfractured aquifers. Work carried out by the Geological Survey of Ireland and the River Basin District Project (RBDs) in relation to the implementation of the Water Framework Directive (WFD) has resulted in aquifers being grouped into four groundwater body types based on similarities in flow regime - karstic aquifers, gravel aquifers, productive fracture aquifers and poorly productive aquifers.

Role of Vulnerability Category. The overlying subsoil, depending on its lithology and thickness, may provide some protection for groundwaters. The type and thickness of subsoils are factors that have been used to develop groundwater vulnerability maps In Ireland. These are used along with the aquifer maps to delineate groundwater protection zonation maps, which form part of a county Groundwater Protection Scheme. Areas where there is less than 3m of subsoil are described as extremely vulnerable and do not provide a lot of protection to the underlying groundwater. Karst features provide a direct

connection between surface and groundwater (e.g. sinking streams, swallow holes etc.) and are also afforded an extreme vulnerability classification. In general it is considered that the overlying subsoil (>3m thickness) provides very good protection of the groundwater as the time of travel through the subsoil is much greater than the die off time for *Cryptosporidium.*

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As there is variability in both the aquifer type and vulnerability across the source protection area some element of professional judgement is required to allocate the appropriate risk score. It is advisable that source protection zone that is predominant over the inner and outer source protection area is used, however, a conservative approach should be taken and the decision making process documented. The total score for pathway factors consists of one score from the matrix in Table 5 below (no adding of scores). The scores in Section 5a relate to supplies where the source protection zones have been delineated in accordance with the GSI methodology; as the vulnerability in the Inner Source Protection Area (SI) at The Hazel House is 'High', that score is relevant from Table 5. The scores in Section 5b related to the estimate catchment of a supply that has not been sub-divided into Inner and Outer Source Protection Areas (this does not apply to 'The Hazel House'.

Table 5 Geology / hydrogeology risk scores

	Pathway Factor						
Vulnerability Rating	**Source Protection Area**		**No Source Protection Area Delineated**				
	SI	**SO**	**Karst (Rk / Lk)**	**Fissured (Rf / Lm)**	**Sand & Gravel (Rg / Lg)**	**Locally Important (LI)**	**Poor (Pl and Pu)**
Extreme (0-1m)	4	2	4	2	0	2	2
Extreme (1m 3m)	2	0	2	0	0	0	0
High	-30	-30	-30	-30	-30	-30	-30
Moderate	-45	-45	-45	-45	-45	-45	-45
Low	-50	-50	-50	-50	-50	-50	-50
Total for Section 4							**-30**

There is an additional risk to groundwater where there is a direct link between the surface and groundwater; this is where the protecting subsoil (unsaturated zone) is by-passed. This occurs where there are sinking streams or swallow holes, which are karst features. As the bedrock type at and around the Hazel House is granite, there are no karst features in this general region.

The combined risk score for The Hazel House from Pathway Factors is therefore **-30**.

5.4 Receptor Factors at the Hazel House

5.4.1 Water Source Type and sanitary protection

Groundwater sources may present a risk from *Cryptosporidium*, particularly as they receive minimal treatment in most cases. The different water types have inherent risks associated with them and so they have different scores.

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Table 6 Water source risk scores

Receptor Factor	Risk Assessment Score	Actual Score for The Hazel House
Spring	6	0
Well (<3m depth of well)	4	0
Borehole (>3m depth of borehole)	2	2
Well field	2	0
Total for Section 5		**2**

Additional protection should be given to a groundwater source at the point of abstraction. In the case of a spring supply access to the spring itself should be prohibited and appropriate secure fencing and covering put in place. In the case of a borehole or well the immediate area around the borehole should be constructed in such a way as to prevent any by-pass of the subsoil and to prevent any contaminated material or liquid getting into the groundwater through the water supply structure (*i.e.* through the wellhead or casing).

Table 7 Sanitary protection risk scores

Receptor factor	Risk Assessment Score	Actual Score for The Hazel House
Inadequate protection of spring source	12	0
Spring receptor adequate protection	6	
Borehole with known or suspected poor casing integrity, or no grouting	12	4
Borehole with suspected, not proven, good casing integrity or grouting	4	
Borehole with proven good casing integrity and good grouting	0	
Headworks in outside chamber and/or below ground level - liable to flooding or leaking structure	12	6
Headworks in outside chamber but sealed and dry	9	
Headworks with cover flush to floor but imperfectly sealed	6	
Headworks with completely sealed raised cover	-8	
Total for Section 6		**10**

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5.5 Combined Source -Pathway -Receptor risk scores at the Hazel House

The combined groundwater source - pathway receptor risk score for the Hazel House can be seen following in Table 8.

Table 8 Groundwater Source - Pathway - Receptor Risk scores

Groundwater Source - Pathway - Receptor Risk Scores	Section Score
Animals in the catchment	11
Agricultural practices within the catchment	3
Discharges in the Source Protection Area	6
Catchment Source Protection Area Inspections	6
Geology / Hydrogeology	-30
By-pass of unsaturated zone	0
Water source type	2
Sanitary protection of groundwater supply	10
Total Groundwater Source - Pathway -Receptor Risk Score	**8**

5.6 Risk management factors - Water treatment scores

It is well established that some treatment processes are much more effective in removing *Cryptosporidium*, and therefore reducing the risk, than others. Membrane filtration is particularly effective when the membrane is capable of removing or retaining particles greater that one micron diameter. The Drinking Water Inspectorate publishes lists of membrane products that achieve this performance. Ultraviolet disinfection can also be an effective means of inactivating *Cryptosporidium* oocysts but only where there is adequate pre-treatment or where there is a clear groundwater source.

Table 9 Water treatment processes risk scores

Risk factor	Risk Assessment Score	Actual Score for The Hazel House
Disinfection (not including UV)	16	-15
UV Inactivation	-15	
Membrane filtration (DWI approved)	-16	
Membrane filtration (Not DWI approved)	-2	
Total for Section 9		**-15**

5.7 Final risk score

The final risk score, which is discovered by summing the Source - Pathway - Receptor Risk Score with the Water Treatment Risk Score, is therefore **-7, which is less than 50 (see Table 1) and meaning the overall water risk classification is of 'Low Risk'**.

6.0 CONCLUSIONS

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- The soil under the site is of either a well drained brown podzolic or a well drained podzol (with an associated leached 'B_2' horizon).
- The soil under the site is hosted at the top of a well drained, unmottled subsoil which is variable in its internal composition and comprises units of gravelly SAND, sandy SILT, silty SAND and SAND, which dominate the subsoil across the site to 1.4 m+ depth.

- The bedrock under the entirety of the site is expected to be over 3 m deep below ground level, and is proven to be >1.4 m deep across the majority of the site.
- This bedrock at depth is of granite which is a poorly productive aquifer.
- The locality has a high groundwater vulnerability rating, owing to the moderately deep depths of subsoil above bedrock, and the 'high' to 'moderate' permeability rating of the subsoil.

- Groundwater flow under the site is downslope, to the northeast and east-northeast and towards the Whitechurch Stream at the base of the valley to the east of the site.
- This groundwater is at a relatively deep depth under the area of the site.
- Recharge in the area (the amount of rainfall seeping into the soil and subsoil to groundwater) is expected to be no more than 100 mm per year.

- The Source - Pathway - Receptor Risk scores for 'The Hazel House' site sum to **8**.

- The Water Treatment Scores for the The Hazel House' site sum to **-15**.

- The final risk score, which is discovered by summing the Source - Pathway - Receptor Risk Score with the Water Treatment Risk Score, is therefore **-7**.
- **This is less than 50 (see Table 1) which means the overall water risk classification of the water supply borehole on the site is of 'Low Risk'**.

NOTES:

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The findings of this report are the result of a desk study and basic geological field interpretation and conceptual modelling. Interpretations and conclusions included in this report are based on knowledge of the ground conditions, the regional soils, subsoils and bedrock geology, and the experience of the author. Dr. Robert Meehan has prepared this report in line with best current practice and with all reasonable skill, care and diligence in consideration of the limits imposed by the survey techniques used and the resources devoted to it by agreement with the client. The interpretative basis of the conclusions contained in this report should be taken into account in any future use of this report.

Neither the whole nor any part of this report or any reference thereto may be included in any document, circular or submission, without our prior written consent as to the form and context in which it appears. This report is for the use solely of the party to whom it is addressed and no responsibility is accepted to any third party.

All information supplied by the Client, the Client's staff and professional advisers, local authorities, other statutory bodies, investigation agencies and other stated sources is accepted as being correct unless otherwise specified.

This report is not a design specification for surface water or foul water drainage systems and as such should not be used as one. All data and methods of analysis presented are, to the best of my knowledge, valid at the time of report generation.

Areas presented, off site distances and elevations are normally computed from Ordnance Survey maps and GIS architecture, and not from physical surveys. They are approximate unless otherwise stated.

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Appendix A
Photographs of salient features on-site



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Plate 1: The water supply well on the site; see the secure cap and plinth slightly above ground level.

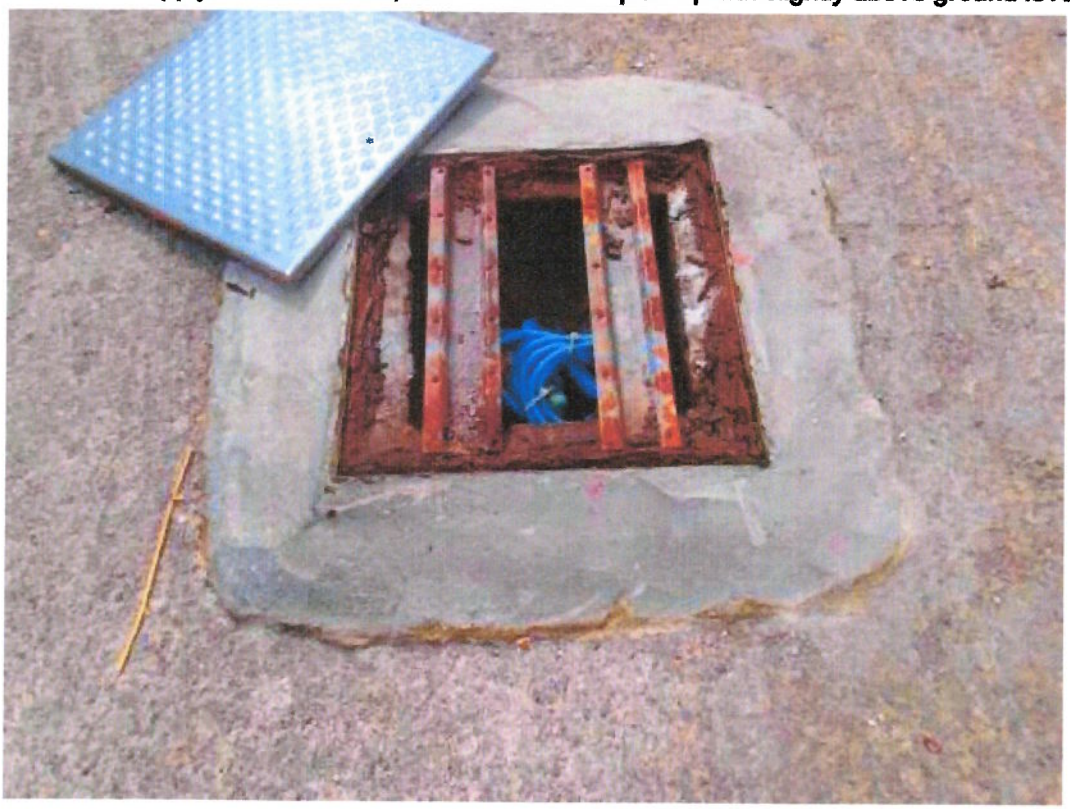


Plate 2: The chamber housing the borehole.


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Plate 3: Close-up of the borehole, with dry surrounds and steel casing on the bore.

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

John Loney
Brooklands
Barrettstown Road
Newbridge
Co. Kildare
W12C625

04-Sep-2026

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

Order Number P/1782/26	**Date of Order** 04-Sep-2026
Register Reference D26A/0190/WEB	**Date Received** 11-Mar-2026
National Portal Reference: 120000091715	

Applicant:	Neal Farrell
Development	Change of use permission from commercial use back to residential use for single storey cottage and permission to extend over and to the rear of cottage to create a 2 storey dwelling unit.
Location:	Blackberry Lodge, Mutton Lane, Tibradden, Dublin 16, D16NY76
Floor Area:	
Time Extensionup to and including:	
Additional Information Requested/Received:	Additional Information01-May-202609-Aug-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 **REFUSE 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.

For the **2** reason(s) on the attached numbered pages.

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**".

Comhairle Contae County Council
Comhairle Contae Dhún Laoghaire-Ráth 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

Signed on behalf of Dún Laoghaire-Rathdown County Council.

Tricia Reidy

for Senior Executive Officer

RECOMMENDATION
I recommend that a Decision to **REFUSE PERMISSION** is made under the Planning & Development Act 2000, as amended for the following reason(s):-

1. The Applicant has not demonstrated that the proposed dwelling is required to accommodate a person whose principal employment is intrinsically linked to the rural area, or that the Applicant's employment or business is location-dependent and contributes to or enhances the rural community to the extent necessary to justify a second additional dwelling on this landholding. It is therefore considered that the proposed development would not comply with Section 4.3.1.6. Policy Objective PHP23: Management of One-off Housing, Section 12.3.10 One-Off Housing in the Countryside nor Section 12.3.10.1 Suitable Sites of Dún Laoghaire-Rathdown County Development Plan 2022-2028.

2. The proposed dwelling would not be served by the minimum quantum of private open space required under SPPR 2 and would consequently provide an inadequate standard of residential amenity for future occupants. The subject development would therefore set a negative precedent for the area, where the objective is to protect and improve rural amenity. The development would therefore be contrary to the proper planning and sustainable development of the area

SUBMISSIONS/OBSERVATIONS
NOTE (1): In deciding this planning application, the planning authority, in accordance with Section 34 (3) of the Planning & Development Act, 2000, as amended, has had regard to any submissions or observations received in accordance with the Planning and Development Regulations 2001 - 2010, pertaining to this application.

REMOVAL OF SITE NOTICE
NOTE (2): The applicant is reminded that in accordance with Article 20 of the Planning and Development Regulations 2001 – 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-Ráth an Dúin, Halla an Chontae, Dun Laoghaire, Co. Átha Cliath, Éire Ag6 K6C9
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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 Bord 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 Board for leave to appeal the decision of the Planning Authority. Appeals should be sent to:

The Secretary,
An Bord 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 Board 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 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 Bord Pleanala against the decision, a PERMISSION will be granted by the Council as soon as may be 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, 2001-2010, for full details of fees, refunds and exemptions.

P/0875/26

No.

Dún Laoghaire-Rathdown County Council

LOCAL GOVERNMENT ACTS 1925 - 2014

RECORD OF EXECUTIVE BUSINESS CHIEF EXECUTIVE'S ORDERS

Reg. Reference:	D26A/0190/WEB **Date Received:** 11-Mar-2026
Name & Address:	John Loney, BROOKLANDS, BARRETTSTOWN RD, NEWBRIDGE CO. KILDARE, W12C625
Development:	Change of use permission from commercial use back to residential use for single storey cottage and permission to extend over and to the rear of cottage to create a 2 storey dwelling unit
Location:	Blackberry Lodge, Mutton Lane, Tibradden, Dublin 16, D16NY76
Applicant:	Neal Farrell
App. Type:	Permission
Decision Level:	Senior Planner West

Report
(Deirdre McGennis)

Signed: _____ **Dated:** _____
Case Planner

Planners Report

Ref: D26A/0190/WEB **Case Officer:** DMG

Site Address: Blackberry Lodge, Mutton Lane, Tibradden, D16NY76.

SITE DESCRIPTION
The subject site is located on the western side of Mutton Lane and the northern side of Tibradden Lane. Ther subject site consists of a single storey detached cottage with a flat roof known as Blackberry Lodge. The existing property is set back from the public road and is served by pedestrian access and amenity space to the front. The site is not served by any allotted car parking spaces. The site is currently in commercial (office/storage) use ancillary to the larger site's use – café/joinery school/joinery.

It is noted that the subject site is part of a larger site, containing joinery school, café, joiners and shop, which is not part of the red line boundary of this application.

The subject site is bounded by Delamaine Cottage, a two-storey dwelling to the rear, which is accessed from the southern side of the site off Mutton Lane and joinery school/shop to the North.

The streetscape of Mutton Lane and Tibradden Lane in the vicinity of the subject site is characterised by one off rural houses, farmland and a craft farm associated with The Hazel House and Gerry Farrell Joinery.

The stated site area is 0.019 Ha.

Dún Laoghaire-Rathdown County Council

LOCAL GOVERNMENT ACTS 1925 - 2014

RECORD OF EXECUTIVE BUSINESS CHIEF EXECUTIVE'S ORDERS

PROPOSED DEVELOPMENT
The proposed development, as stated and as indicated on plans submitted, would comprise the following works:

- Change of use from commercial use back to residential use for a single storey cottage.
- Permission to extend over and to the rear of cottage to create 2 storey dwelling.

SITE NOTICE
Site Notice in place and legible on inspection.

SUBMISSIONS / OBSERVATIONS
No third-party submissions/observations were received.

PLANNING HISTORY
Subject site
D21A/0670: Permission was REFUSED by the Planning Authority at the subject site (incl. larger land holding) for (a) The construction of a new replacement dwelling, part two storey and part one and a half storey, with access off Tibradden Lane to accommodate our resident Farm Manager Ruth Farrell and her family. The proposed house would replace an existing flat-roof sub-standard structure off Mutton Lane, currently used by Ruth Farrell and family as their only dwelling. The proposed works would involve new vehicular access off Tibradden Lane and the connection to the existing waste water treatment works on the site. (b) Change of use and conversion of the existing flat roof dwelling on Mutton Lane referred to in (a) above from residential use to use for storage and office use. The proposed uses would be ancillary to the existing uses contained within the area outlined in red on the plans accompanying this application.

This was subsequently appealed to An Bord Pleanála (Reg. Ref. ABP-311601-21) and subsequently GRANTED.

Note: Condition 2 states ' Upon first occupation of the new dwelling the subject of this permission, the use of the existing dwelling (Blackberry Lodge) shall be restricted to use for office/storage purposes associated with the adjoining commercial activity on site. Reason: In the interest of clarity'.

Condition 3 states that 'the existing front boundary hedge shall be retained except to the extent that its removal is necessary to provide for the entrance to the site'.

D20A/0965: Permission was REFUSED by the Planning Authority at the subject site (incl. larger land holding) for a) Change of use from a residential 2 bed unit to office administration and storage use on Mutton lane Tibradden and b) Construct a new 1+ half storey house with proprietary wastewater treatment with access off the Tibradden Lane and all associated site works as part of the Gerry Farrell Joinery works.

Note: Reasons for Refusal:

Dún Laoghaire-Rathdown County Council

LOCAL GOVERNMENT ACTS 1925 - 2014

RECORD OF EXECUTIVE BUSINESS CHIEF EXECUTIVE'S ORDERS

Having regard to the site's zoning Objective 'B' – to protect and improve rural amenity and Policy RES16 of the Dún Laoghaire Rathdown County Development Plan 2016-2022, with respect to the management of one-off housing and the location of the site within an area under strong urban influence, as identified in the 'Sustainable Rural Housing Guidelines for Planning Authorities' 2005 and the National Planning Framework 2018; it is considered that the applicant has not demonstrated a genuine need for an additional dwelling in this rural area. The proposed development would, therefore, contribute to urban sprawl and lead to demands for the uneconomic provision of public services in an unserviced rural area, and would set an undesirable precedent for similar development in the County, materially contravening Policy RES16 of the Dún Laoghaire Rathdown County Development Plan 2016-2022. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

D17A/0469: Retention permission was GRANTED by the Planning Authority at the subject site (incl. larger land holding) for retention Permission for the following single storey buildings and uses; (1) Extension to original Barn (99.30m2) for use by the established craft and joinery workshop; (2) The use of stone farm Building 'A' as a cafe and craft shop (65.50m2); (3) The use of part of farm Building 'B' as cafe kitchen (11.50m2) and joinery/craft teaching area (34.80m2); (4) The continued use of external farm yard as outdoor seating and exhibition area (370.00m2) (5) Car parking for 30 cars (0.08ha); and Planning Permission for the following; (6) Cafe toilet and lobby (7.40m2), staff toilet (3.00m2) and stand-alone toilet block (7.00m2); (7) Up-grading existing vehicular entrance and a new vehicular exit; (8) New wastewater treatment plant and sand based proprietary percolation area; and ancillary area; and ancillary site works.

It was subsequently appealed to An Bord Pleanála (Reg. Ref. D17A/0469) and GRANTED RETENTION.

Adjacent properties

D21A/0633: Permission and retention permission was GRANTED by the Planning Authority at Rodger's House, Mutton Lane, Tibradden, D16PP48 for development of the existing dwelling to include the construction of a part single storey, part two storey extension to the side and rear; internal alterations; replacement and upgrading of the existing wastewater treatment system; alterations to the font vehicular and pedestrian entrance to include a new entrance gate and all associated site works, along with Retention permission for a single storey extension to the existing basement family flat.

D13A/0258: Permission was GRANTED by the Planning Authority at Windy Corner, Tibradden Lane, Rathfarnham, D.16 for (a) first floor extension to the east elevation of existing dwelling. (b) Two storey extension to the west elevation. (c) Elevation and roof modifications to the existing dwelling. (d) Revised site entrance walls, gates and driveway. (e) Replacement septic tank and percolation area. (f) New garage complete with plant room/store room and (g) associated site works.

D12A/0523: Permission was GRANTED by the Planning Authority at Rodger's House Mutton Lane, Tibradden, D.16 for the demolition of an existing dwelling house with integral basement family flat and to replace with a new two storey dwelling house with integral basement family flat on the same site, and for the replacement and upgrading of the existing waste water treatment system and maintaining existing access.

Dún Laoghaire-Rathdown County Council

LOCAL GOVERNMENT ACTS 1925 - 2014

RECORD OF EXECUTIVE BUSINESS CHIEF EXECUTIVE'S ORDERS

D08A/0061: Permission was GRANTED by the Planning Authority at Gate Lodge, Tibradden House, Mutton Lane, Rathfarnham, D.16 for conservation and extension of existing gate lodge, which is a protected structure, including demolition of existing derelict covered yard and toilet and non-original blockwork boiler house, removal of modern glazed porch and existing PVC windows, and new works as follows: forming opening in external walls to connect to extension, forming two new window openings, provision of timber casement windows and timber front door to old building, provision of bathroom, provision of single-storey extension comprising rear entrance, two bedrooms, bathroom and kitchen/family room. Construction of new stone boundary wall along West edge of site. Associated drainage works incorporating reed bed waste water treatment system.

D07A/0626: Permission REFUSED by the Planning Authority at Hilltop, Tibradden Lane for the construction of a 120sqm two storey, two bedroom gate lodge and alterations to front gate and the construction of a new driveway.

The application was refused for the following reason:

'Section 5.5.9 of the 'Dun Laoghaire Rathdown County Development Plan 2004-2010' applications for dwellings within rural areas are required to conform with 'The Environmental Protection Agency, Waste Water Treatment Manual - Treatment Systems for Single Houses 2000' and any Environmental Health requirements. This proposal is considered unacceptable as no specification for waste water treatment or site assessment in accordance with EPA 2000 has been submitted. It is therefore considered that the proposed development would be prejudicial to public health. 2. The site of the proposed development is located in an area zoned "B" in the 2004 Dun Laoghaire-Rathdown County Development Plan for which the objective is " To protect and improve rural amenity and to provide for the development of agriculture ". It is Council policy to restrict the spread of one-off housing into the rural countryside. In accordance with Policy RES18 of the County Development Plan 2004, the applicant has not demonstrated a genuine need to reside in proximity to their employment; (such employment being related to the rural community) and that they are a native of the area or has close family ties with the rural community. The proposed development is therefore contrary to the proper planning and development of the area.'

Planning Enforcement

No current enforcement cases found.

PRE-PLANNING CONSULTATION
No current pre-planning cases found.

DEPARTMENTAL REPORTS
Transportation Planning Report
Dated: 24th April 2026.
No objection subject to the following conditions:

> *Transportation Planning have no objection to the proposed change of use subject to the following conditions:*

Dún Laoghaire-Rathdown County Council

LOCAL GOVERNMENT ACTS 1925 - 2014

RECORD OF EXECUTIVE BUSINESS CHIEF EXECUTIVE'S ORDERS

1. 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.

Drainage Planning Report
Dated: 14th April 2026.
No objection subject to the following conditions:

NO OBJECTION on the following condition:

1.The surface water runoff generated by the development shall be discharged to appropriately sized water butt(s) which shall be installed and retained as indicated in the application. Any overflow from the water butt(s) shall not connect to the public surface water sewer but shall be infiltrated locally to a soakaway, 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 soakaway shall be designed to BRE Digest 365 and shall not have an overflow. The offset distance for infiltration from adjacent buildings or structures will be at the professional judgement of a suitably qualified engineer and shall ensure the proposed system has no impact on neighbouring properties. If a soakaway is not a feasible solution then, prior to the commencement of development, the applicant shall submit for the written agreement of the Planning Authority a report signed by a Chartered Engineer showing an infiltration test (with results, photos, etc) and shall propose an alternative SuDS measure.

2.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.

Environmental Enforcement Report
Dated: 26th March 2026.

DLR Environmental Enforcement Department have reviewed the application and suggest that the proposal can be undertaken subject to the following conditions:

DLR Environmental Enforcement Department suggest that the proposal can be undertaken in accordance with standard methods of construction and subject to the

Dún Laoghaire-Rathdown County Council

LOCAL GOVERNMENT ACTS 1925 - 2014

RECORD OF EXECUTIVE BUSINESS CHIEF EXECUTIVE'S ORDERS

inclusion of the following recommended conditions in the event of a grant of Planning Permission.

Recommended Conditions:
The following conditions are recommended in the event of a grant of planning permission:

Noise Management
The final detailed design and location of building services, such as heat pumps, must avoid the generation of potential conflicts in terms of noise amenity affecting adjoining land uses.
REASON: In the interests of orderly development and the proper planning and sustainable development of the area.

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.

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.

Public Liaison Plan
The Applicant and the developments Contractor shall develop and implement a 'Public Liaison Plan' for the duration of the works, covering the following.

a)Appointment of a Liaison Officer as a single point of contact to engage with the local community and respond to concerns.

b)Keeping local residents informed of progress and timing of particular construction activities that may impact on them.

c)Provision of a notice at the site entrance identifying the proposed means for making a complaint.

d)Maintenance of a complaints log recording all complaints received and follow up actions.

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

Construction Working Hours
All site development and construction work, including deliveries to and from the site, shall be restricted to the following hours:
Monday to Friday: 07:00 to 19:00 hours
Saturday: 08:00 to 14:00 hours

Dún Laoghaire-Rathdown County Council

LOCAL GOVERNMENT ACTS 1925 - 2014

RECORD OF EXECUTIVE BUSINESS CHIEF EXECUTIVE'S ORDERS

Sundays and Bank Holidays: No construction works, site activities, or deliveries permitted.
Work outside of these hours shall only be permitted with prior written approval from Dún Laoghaire-Rathdown County Council or in an emergency situation.
REASON: To protect the residential amenities of the area and prevent noise nuisance.

PRESCRIBED BODIES
Environmental Health Officer Report
Dated: 15th April 2026.
Recommends requesting Further Information. Report as per the following.

Observations and Recommendations:
Before a decision is made on this application the following information is required:

1.This site layout plan to scale (1:500) must include the existing wastewater treatment system ("Treatment systems for Small communities, Business, Leisure Centres and Hotels" EPA) currently serving the Café, the Joinery, the Joinery School and the subject proposal: "Change of use from office to residential".

2.The location of the existing well serving the Joinery, the Joinery School, the Cafe and existing dwelling must be included in the site location map.

3.Please submit evidence of a potable water supply to serve proposed residential dwelling. Evidence must include a bacteriological and chemical examination in accordance with European Communities Drinking Water regulations 2023.

4.A plan to scale (1:500) showing the position of neighbouring dwellings waste water treatment systems (including percolation areas). Please also specify on this plan the position of any wells serving these dwellings.

Advisory note:
The parent approval (D17A/0469) for Gerry Farrell Joinery works and Café is for "Treatment systems for Small communities, Business, Leisure Centres and Hotels 1999" EPA.

The application should be referred to Drainage Engineer in Dun Laoghaire Rathdown Water and Drainage Services Dept. (EHO's are only contracted to make recommendations on the 2021, EPA Code of Practice for Domestic Wastewater Treatment Systems (PE ≤ 10).

RELEVANT POLICY IN DÚN LAOGHAIRE-RATHDOWN COUNTY DEVELOPMENT PLAN 2022-2028
Under the Dún Laoghaire-Rathdown County Development Plan 2022-2028, the site is subject to zoning objective B, which seeks 'To protect and improve rural amenity and to provide for the development of agriculture'.

The following policy is of relevance to development of this type:

Dún Laoghaire-Rathdown County Council

LOCAL GOVERNMENT ACTS 1925 - 2014

RECORD OF EXECUTIVE BUSINESS CHIEF EXECUTIVE'S ORDERS

Chapter 2: Core Strategy
Section 2.3.6 Housing Target for the Core Strategy
Section 2.6.2.1 (i) Policy Objective CS11: Compact Growth

Chapter 3 – Climate Action
Section 3.4 Achieving Sustainable Planning Outcomes
Section 3.4.1 Energy Efficiency in Buildings
Section 3.4.1.1 Policy Objective CA5: Energy Performance in Buildings
Section 3.4.1.3 Policy Objective CA7: Construction Materials
Section 3.4.1.4 Policy Objective CA8: Sustainability in Adaptable Design

Chapter 4 – Neighbourhood – People, Homes and Place
Section 4.1.1 Overarching Policy Objective PHP1
Section 4.3 Homes
Section 4.3.1 Delivering and Improving Homes
Section 4.3.1.6 Policy Objective PHP23: Management of One-off Housing
Rural Amenity Zone Objective 'B'.
Section 4.3.2 Housing Choice

Chapter 5 – Transport and Mobility
Section 5.5.1 Policy Objective T4: Development of Sustainable Travel and Transport.
Section 5.7.4 Policy Objective T19: Carparking Standards

Chapter 8 – Green Infrastructure and biodiversity
Section 8.3 Green Infrastructure
Section 8.3.1 Policy Objective GIB1: Green Infrastructure Strategy
Section 8.4.1 Policy Objective GIB2: Landscape Character Areas
Section 8.4.4 Policy Objective GIB5: Historic Landscape Character Areas
Section 8.7 Biodiversity
Section 8.7.1.1 Policy Objective GIB18: Protection of Natural Heritage and the Environment
Section 8.7.1.8 Policy Objective GIB25: Hedgerows
Section 8.7.1.11 Policy Objective GIB28: Invasive Species

Chapter 10 – Environmental Infrastructure and Flood Risk
Section 10.2 Water and Wastewater
Section 10.2.2.3 Policy Objective EI3: Wastewater Treatment Systems
Section 10.2.2.4 Policy Objective EI4: Water Drainage Systems
Section 10.2.2.6 Policy Objective EI6: Sustainable Drainage Systems
Section 10.2.2.9 Policy Objective EI9: Drainage Impact Assessment
Section 10.7 Flood Risk
Section 10.7.2 Policy Objective EI22: Flood Risk Management

Chapter 12 – Development Management
Section 12.2 – Climate Action

Section 12.2.1 Built Environment
Section 12.3 Neighbourhood - People, Homes and Place
Section 12.3.1 Quality Design
Section 12.3.4 Residential Development – General Requirements

Dún Laoghaire-Rathdown County Council

LOCAL GOVERNMENT ACTS 1925 - 2014

RECORD OF EXECUTIVE BUSINESS CHIEF EXECUTIVE'S ORDERS

Section 12.3.4.2 Habitable Rooms
Section 12.3.4.7 Refuse Storage and Service
Section 12.3.8 – Housing for All
Section 12.3.10 One-Off Housing in the Countryside
Section 12.3.10.1 Suitable Sites
Section 12.3.10.2 Design
Section 12.3.10.3 Occupancy
Section 12.3.10.4 Replacement Dwelling – Rural
Section 12.3.10.9 WasteWater Treatment Systems
Section 12.3.10.10 Water Supply
Section 12.8 Open Space and Recreation
Section 12.8.3 Open Space Quantity for Residential Development
Section 12.8.3.3 (i) Private Open Space for Houses
Section 12.8.7 Private Amenity Space – Quality Standards
Section 12.8.7.1 Separation Distances
Section 12.8.7.2 Boundaries
Section 12.8.11 Existing Trees and Hedgerows

Chapter 13 – Land Use Zoning Objectives
Section 13.1 Land Use Zoning Objectives
Section 13.1.10 Appropriate Assessment
Section 13.2: Definition of Use Classes

Appendices
Appendix 2: Housing Strategy and HNDA
Appendix 3: Development Management Thresholds
Appendix 5: Building Heights Strategy
Appendix 6: Waste Management Guidelines
Appendix 7: Sustainable Drainage System Measures
Appendix 15: Strategic Flood Risk Assessment

Guidelines for Planning Authorities

- Design Manual for Quality Housing (2023)
- Sustainable Rural Housing Development, Guidelines for Planning Authorities, April 2005, Department of Housing, Local Government and Heritage Last updated on 23rd December 2020.
- Circular PL 5/2008 - Rural Housing Policies and Local Need Criteria in Development Plans, From Department of Housing, Local Government and Heritage, 30 September 2008 .

ASSESSMENT

The main considerations in the assessment of the proposed development are whether it aligns with relevant national strategic policies and the provisions of the Dún Laoghaire Rathdown County Development Plan 2022-2028 and other guidance documents. Specific matters for consideration in the assessment will include:

- Principle of Development
- Climate Action
- Planning History
- Rural Housing Policy

Dún Laoghaire-Rathdown County Council

LOCAL GOVERNMENT ACTS 1925 - 2014

RECORD OF EXECUTIVE BUSINESS CHIEF EXECUTIVE'S ORDERS

- Residential Amenity & Visual Impact
- Access & Roads
- Drainage
- Environmental Health

Principle of Development
Under the Dun Laoghaire-Rathdown County Development Plan 2022-2028, the site is subject to zoning objective 'B', which seeks 'To protect and improve rural amenity and to provide for the development of agriculture', under which residential development, including extensions to existing dwellings, is open for consideration. As such, change of use from commercial to residential use and residential extensions may be permitted where the Planning Authority is satisfied that the development would be compatible with the overall policies and objectives for the zone, would not have undesirable effects, and would otherwise be consistent with the proper planning and sustainable development of the area.

In considering the principle of development, it is also necessary to address the planning history of the larger site and the extent of works proposed. Although described as a 'change of use from commercial to residential use and residential extensions to an existing structure', having regard to the planning history on site, the current use and the overall scale of the proposed interventions involving substantial removal of most of the existing structure, the Planning Authority considers the development to constitute a new One-Off house in a Rural Zone 'B' in practical terms. Further Information shall be requested for updated description of development and site notices to reflect the proposed one-off rural house on the site.

Climate Action
The proposed development will be required to be built to the strict building standards per Part L of the Building Regulations such that a high energy performance will be achieved. This will ensure the relevant policies of Section 3.4 of the County Development Plan are achieved. The development should have regard to use of materials, and climate change action long-term, regards Chapter 3 and energy efficiency in buildings, and noting e.g. Policy Objective CA7: Construction Materials.

Notwithstanding the above, having regard to the drainage planning report, a SuDS condition shall be attached in the event of the grant of planning permission.

Planning History
Considering the description of the proposed works, it is necessary to address the planning history of the larger site and the extent of works proposed. Although proposed works are described as a change of use from commercial to residential use and residential extensions to an existing structure, the previous permission (Reg. Ref. D21A/0670 & ABP-311601-21) was granted for a replacement dwelling (to the South-west) and a change of use of Blackberry Lodge from residential use to storage and office use associated with the commercial activities on the larger site. It is noted that condition 2 of said permission states that:

Upon first occupation of the new dwelling the subject of this permission, **the use of the existing dwelling (Blackberry Lodge) shall be restricted to use for office/storage purposes associated with the adjoining commercial activity on site {Emphasis added}.**
Reason: In the interest of clarity'.

Dún Laoghaire-Rathdown County Council

LOCAL GOVERNMENT ACTS 1925 - 2014

RECORD OF EXECUTIVE BUSINESS CHIEF EXECUTIVE'S ORDERS

The Planning Authority consider that this essentially extinguishes Blackberry Lodge's status as a residential unit, as a replacement dwelling was previously permitted on site under Ref. ABP-311601-21.

Therefore, this current application will be assessed as a one-off rural dwelling under Section 4.3.1.6. Policy Objective PHP 23: Management of One-off Housing & Rural Amenity Zone Objective 'B' & Section 12.3.10 One-off Housing in the Countryside of the Dún Laoghaire County Development Plan 2022-2028. See section below for assessment.

In addition, a structural report for Blackberry Lodge was submitted as part of the previous permission (as prepared by Fitzsimons Doyle & Associates). The report concluded that the structure of Blackberry Lodge is

a) past its functional and intended lifespan,

b) the structure was never intended to provide suitable residential accommodation and

c) it is not an economic or sustainable solution to try to upgrade or improve this structure to meet the requirements of a modern house to National Standards.

The Planning Authority have concerns regarding the viability of retaining parts of the original structure and Further Information is requested for the Applicants to submit an up-to-date structural survey.

In addition, plans and elevations submitted do not clearly indicate which elements of the original structure are to be retained or removed. This information is necessary in order to determine whether the proposal genuinely retains any meaningful fabric of the original structure and whether it will in practice operate as a replacement dwelling.

Further Information is therefore required, requesting a scaled and labelled existing/proposed site layout plan and clearly annotated proposed drawings showing all parts of the existing structure proposed for retention or demolition.

Rural Housing Policy
The County Development Plan 2022-2028 has a number of policy sections that relate to the assessment of rural housing in the County. The proposed development shall therefore be assessed against the criteria as it arises within the various policy sections.

Regard is given to Section 4.3.1.6. Policy Objective PHP23: Management of One-off Housing and Section 12.3.10 One-Off Housing in the Countryside of Dún Laoghaire-Rathdown County Development Plan 2022-2028 as it relates to the management of one-off housing in the rural countryside.

As noted above, the site is subject to zoning objective 'B' where housing is restricted to persons demonstrating a genuine requirement for housing in accordance with Policy Objective PHP23 of the Dún Laoghaire-Rathdown County Development Plan 2022-2028.

Dún Laoghaire-Rathdown County Council

LOCAL GOVERNMENT ACTS 1925 - 2014

RECORD OF EXECUTIVE BUSINESS CHIEF EXECUTIVE'S ORDERS

The principle of establishing a dwelling within a rural area is dependent on the Applicant demonstrating that their request for a one-off housing is not urban generated and will not place excessive strain on the environment services and infrastructure. The policies of the current development plan provide the Applicant with the housing need criteria that need to be met and demonstrated for any planning application for a one-off house in a rural area.

Within 'B' zoned lands, dwellings will only be permitted where Applicants have a genuine need to reside in proximity to their employment (such employment being related to the rural community) or where they have a genuine need for an additional dwelling in the rural area and who are native to the area due to having spent substantial periods of their lives living in the area as members of the rural community and have close family ties with the rural community.

Further Information is requested for the Applicant to submit the following in order to assess the proposed residential development in a rural area, as follows:

- Applicant's full-time employment or their commitment to operate a full-time business from their proposed home in a rural area.
- How their existing or proposed business contributes to and enhances rural community.
- The nature of the Applicant's employment or business being compatible with rural areas (in order to discourage Applicants whose business is not location dependent).
- A map showing all existing family owned property and lands.
- A rationale as to why a particular site has been chose for development.
- A strong justification in relation to the need for an additional dwelling in the rural area.
- A rationale clearly detailing why a family flat is not a suitable alternative.
- Documentary evidence to show how the Applicant complies with rural housing policy.
- A site suitability report in relation to waste water treatment.

It's noted that *Section 12.3.10.3 Occupancy* of the County Development Plan state that in the event of a grant of permission for housing in rural areas such as B zoned lands, a Condition would be attached requiring the Applicant to enter into an agreement under Section 47 of the Planning and Development Act 2000, as amended, restricting occupation of the dwelling for a period of 7 years to the applicant, or to other such persons as agreed by the Planning Authority.

Dún Laoghaire-Rathdown County Council

LOCAL GOVERNMENT ACTS 1925 - 2014

RECORD OF EXECUTIVE BUSINESS CHIEF EXECUTIVE'S ORDERS

Residential Amenity and Visual Impact
One-off dwelling in rural area
Site Layout and Standard of Accommodation
The proposal involves the provision of a one-off dwelling on a rural site (0.019 Ha) fronting onto Mutton Lane with a front amenity area and pedestrian access. The existing structure is bounded by 'shop' and 'joinery school' to the North with a separation distance of c. 0.890m and 1.12m respectively, Delmaine House to the rear (West), separation distance c. 3.35m to the boundary wall and side amenity space/former entranceway associated with Delmaine House to the South. The Planning Authority have concerns regarding the proximity of the proposed development to the adjacent buildings, given that the submitted plans do not indicate the existing or proposed boundary treatments/hedgerows and vegetation. Further Information shall be requested for the applicant to submit revised plans to clarify these issues, having regard to general Development Plan Policy to retain existing boundaries and hedgerows/vegetation in the interest of maintaining visual and residential amenity.

From submitted plans, it appears that the rear amenity area would be insufficient to serve a 3-bedroom dwelling, as outlined under the Sustainable Residential Development & Compact Settlements Guidelines, 2024. Further Information shall be requested for the Applicant address the requirements of the proposed dwelling having regard to the quantum and useability of the private open space serving the dwelling.

It is noted that there are no protected views or prospects surrounding the site as outlined in the Dún Laoghaire-Rathdown County Development Plan 2022-2028.

Full assessment pertaining to the standard of accommodation, site layout, visual impact, residential impact and assessment against the criterion as set out under Section 12.3.10.1. Suitable Sites of the Dún Loaghaire Rathdown County Development Plan, 2022-2028 will be undertaken on the receipt of satisfactory Further Information.

Access & Roads
It is noted that there is no in-curtilage parking associated with the subject site.

DLR Transportation Department have reviewed the application and have no objections subject to conditions pertaining to construction works mitigation measures, repairing and protection of public road and managing vehicular and construction movements.

The Planning Authority consider these conditions reasonable and they shall be attached in the event of the grant of permission.

Drainage
DLR Drainage Department have reviewed the application and have no objections subject to conditions pertaining to SuDs and soakaway solutions and hardstanding for SuDS.

The Planning Authority consider these conditions reasonable and they shall be attached in the event of the grant of permission.

Environmental Health
DLR Environmental Enforcement have reviewed the application and have no objections subject to conditions pertaining to noise management, Construction Environmental Management Plan, Public Liaison Plan and Construction Working Hours.

Dún Laoghaire-Rathdown County Council

LOCAL GOVERNMENT ACTS 1925 - 2014

RECORD OF EXECUTIVE BUSINESS CHIEF EXECUTIVE'S ORDERS

The Planning Authority consider these conditions reasonable and they shall be attached in the event of the grant of permission.

The E.H.O. has reviewed the application and has requested Further Information in regards to the existing site layout plan for the wastewater treatment system serving the larger site (café, joinery, joinery school and subject proposal), Location of existing well serving the joinery, joinery school, café and existing site, evidence of potable water supply to serve the proposed site in accordance with EC Drinking Water Regulations, 2023 and scaled plan showing neighbouring wastewater treatment systems and include wells serving these buildings.

The Planning Authority consider these items of Further Information essential and they shall be requested.

APPROPRIATE ASSESSMENT (AA) 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 (EIA) SCREENING
Having regard to the nature and scale of the proposed development, which comprises a one-off house in a rural setting in a rural 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.

CONCLUSION
While the principle of a one-off rural dwelling on the subject site may be considered acceptable, the following Further Information pertaining to the description of development, meeting one-off rural housing criteria, structural survey of existing structure, revised plans showing boundary treatments, areas for retention/demolition and private amenity area and E.H.O. requirements for wastewater, wells and potable water are required in order to fully assess the proposal.

RECOMMENDATION
Request Further Information.

I recommend that **FURTHER INFORMATION** be requested as follows:-

Planning
1. The Applicant is requested to submit a comprehensive commentary which addresses the requirements of Section 4.3.1.6. Policy Objective PHP23: Management of One-off Housing, Section 12.3.10 One-Off Housing in the Countryside and Section 12.3.10.1. Suitable Sites of Dún Laoghaire-Rathdown County Development Plan 2022-2028, comprising:

- Applicant's full-time employment or their commitment to operate a full-time business from their proposed home in a rural area.

- How their existing or proposed business contributes to and enhances rural community.

Dún Laoghaire-Rathdown County Council

LOCAL GOVERNMENT ACTS 1925 - 2014

RECORD OF EXECUTIVE BUSINESS CHIEF EXECUTIVE'S ORDERS

- The nature of the Applicant's employment or business being compatible with rural areas (in order to discourage Applicants whose business is not location dependent).

- A map showing all existing family owned property and lands.

- A rationale as to why a particular site has been chose for development.

- A strong justification in relation to the need for an additional dwelling in the rural area.

- A rationale clearly detailing why a family flat is not a suitable alternative.

- Documentary evidence to show how the Applicant complies with rural housing policy.

- A site suitability report in relation to waste water treatment.

2. To ascertain the feasibility of any extension/refurbishment of Blackberry Lodge, the Applicant is requested to submit an up-to-date structural survey, carried out by an appropriately qualified professional.

3. The Applicant is requested to submit scaled and labelled existing/proposed site layout plans and clearly annotated drawings showing:

- All parts of existing structure for retention and demolition.

- Existing/proposed boundary treatments/hedgerows and vegetation.

- Area of rear private amenity space to serve the proposed dwelling, having regard to requirements under the Sustainable Residential Development & Compact Guidelines for Planning Authorities, 2024.

Water & Drainage - E.H.O.
4. The Applicant is requested to submit:

a) A revised site layout plan to scale (1:500), including the existing wastewater treatment system (Treatment systems for Small communities, Business, Leisure Centres and Hotels EPA) currently serving the Café, the Joinery, the Joinery School and the subject proposal: 'Change of use from office to residential'.

b) The location of the existing well serving the Joinery, the Joinery School, the Cafe and existing dwelling must be included in the site location map.

c) Evidence of a potable water supply to serve proposed residential dwelling. Evidence must include a bacteriological and chemical examination in accordance with European Communities Drinking Water regulations 2023.

d) A plan to scale (1:500) showing the position of neighbouring dwellings waste water treatment systems (including percolation areas). Please also specify on this plan the position of any wells serving these dwellings. .

P/0875/26

No.

Dún Laoghaire-Rathdown County Council

LOCAL GOVERNMENT ACTS 1925 - 2014

RECORD OF EXECUTIVE BUSINESS CHIEF EXECUTIVE'S ORDERS

Advisory note:
The parent approval (D17A/0469) for Gerry Farrell Joinery works and Café is for 'Treatment systems for Small communities, Business, Leisure Centres and Hotels 1999' EPA.

The application should be referred to Drainage Engineer in Dun Laoghaire Rathdown Water and Drainage Services Dept. EHO's are only contracted to make recommendations on the 2021, EPA Code of Practice for Domestic Wastewater Treatment Systems (PE ≤ 10).

The applicant is advised that in order to ascertain whether it is necessary for the Further Information/Clarification of Further Information to be re-advertised by way of new public notices (i.e. site notice & newspaper notice), the complete Further Information/Clarification of Further Information response must, in the first instance, be lodged at the offices of the Planning Authority for viewing by the Planning Case Officer. In the event of it being considered that new public notices are required, the applicant will be advised accordingly.

In the event that new public notices are required, a notice should be placed in an approved newspaper and a site notice should be erected on the site. A copy of these public notices should then be submitted. The Further Information/Clarification of Further Information will then be registered at the date of receipt of the new notices by the Planning Authority.

A/ **Senior Executive Planner**

Endorsed: _____
Senior Executive Officer

ORDER: I direct that **FURTHER INFORMATION** be requested from the applicant for D26A/0190/WEB for **Permission** as set out in the above report and that notice thereof be served on the applicant.

REG. REF.: **D26A/0190/WEB**

Signed: _____ **Dated:** 01/5/2026
Approved Officer

Thereunto empowered by order of Príomhfheidhmeannach, Comhairle Contae Dhún Laoghaire-Ráth An Dúin, Order No. 4706, dated 23/04/2026, delegating to me all his powers, functions and duties in relation to the County Council of Dún Laoghaire-Rathdown in respect of this matter.

No. P/1782/26

Dún Laoghaire-Rathdown County Council

LOCAL GOVERNMENT ACTS 1925 - 2014

RECORD OF EXECUTIVE BUSINESS CHIEF EXECUTIVE'S ORDERS

Reg. Reference:	D26A/0190/WEB	**Date Received**	11-Mar-2026
Add. Info. Req:	01-May-2026	**Add. Info. Received:**	09-Aug-2026
Name&Address:	John Loney, BROOKLANDS, BARRETTSTOWN RD, NEWBRIDGE CO. KILDARE, W12C625		
Development:	Change of use permission from commercial use back to residential use for single storey cottage and permission to extend over and to the rear of cottage to create a 2 storey dwelling unit.		
Location:	Blackberry Lodge, Mutton Lane, Tibradden, Dublin 16, D16NY76		
Applicant:	Neal Farrell		
App. Type:	Permission		
Level of Decision:	Senior Planner West		

Report
(Deirdre McGennis)

Signed: _____ **Dated:** _____
Case Planner

Planners Report

Site Address: Blackberry Lodge, Mutton Lane, Tibradden, D16NY76.

SITE DESCRIPTION
The subject site is located on the western side of Mutton Lane and the northern side of Tibradden Lane. Ther subject site consists of a single storey detached cottage with a flat roof known as Blackberry Lodge. The existing property is set back from the public road and is served by pedestrian access and amenity space to the front. The site is not served by any allotted car parking spaces. The site is currently in commercial (office/storage) use ancillary to the larger site's use – café/joinery school/joinery.

It is noted that the subject site is part of a larger site, containing joinery school, café, joiners and shop, which is not part of the red line boundary of this application.

The subject site is bounded by Delamaine Cottage, a two-storey dwelling to the rear, which is accessed from the southern side of the site off Mutton Lane and joinery school/shop to the North.

The streetscape of Mutton Lane and Tibradden Lane in the vicinity of the subject site is characterised by one off rural houses, farmland and a craft farm associated with The Hazel House and Gerry Farrell Joinery.

The stated site area is 0.019 Ha.

PROPOSED DEVELOPMENT
The proposed development, as stated and as indicated on plans submitted, would comprise the following works:

Dún Laoghaire-Rathdown County Council

LOCAL GOVERNMENT ACTS 1925 - 2014

RECORD OF EXECUTIVE BUSINESS CHIEF EXECUTIVE'S ORDERS

- Change of use from commercial use back to residential use for a single storey cottage.
- Permission to extend over and to the rear of cottage to create 2 storey dwelling.

SITE NOTICE
Site Notice in place and legible on inspection.

SUBMISSIONS / OBSERVATIONS
No third-party submissions/observations were received.

PLANNING HISTORY
Subject site
D21A/0670: Permission was REFUSED by the Planning Authority at the subject site (incl. larger land holding) for (a) The construction of a new replacement dwelling, part two storey and part one and a half storey, with access off Tibradden Lane to accommodate our resident Farm Manager Ruth Farrell and her family. The proposed house would replace an existing flat-roof sub-standard structure off Mutton Lane, currently used by Ruth Farrell and family as their only dwelling. The proposed works would involve new vehicular access off Tibradden Lane and the connection to the existing waste water treatment works on the site. (b) Change of use and conversion of the existing flat roof dwelling on Mutton Lane referred to in (a) above from residential use to use for storage and office use. The proposed uses would be ancillary to the existing uses contained within the area outlined in red on the plans accompanying this application.

This was subsequently appealed to An Bord Pleanála (Reg. Ref. ABP-311601-21) and subsequently GRANTED.

Note: Condition 2 states ' Upon first occupation of the new dwelling the subject of this permission, the use of the existing dwelling (Blackberry Lodge) shall be restricted to use for office/storage purposes associated with the adjoining commercial activity on site. Reason: In the interest of clarity'.

Condition 3 states that 'the existing front boundary hedge shall be retained except to the extent that its removal is necessary to provide for the entrance to the site'.

D20A/0965: Permission was REFUSED by the Planning Authority at the subject site (incl. larger land holding) for a) Change of use from a residential 2 bed unit to office administration and storage use on Mutton lane Tibradden and b) Construct a new 1+ half storey house with proprietary wastewater treatment with access off the Tibradden Lane and all associated site works as part of the Gerry Farrell Joinery works.

Note: Reasons for Refusal:

Having regard to the site's zoning Objective 'B' – to protect and improve rural amenity and Policy RES16 of the Dún Laoghaire Rathdown County Development Plan 2016-2022, with respect to the management of one-off housing and the location of the site within an area under strong urban influence, as identified in the 'Sustainable Rural Housing Guidelines for Planning Authorities' 2005 and the National Planning Framework 2018; it is

Dún Laoghaire-Rathdown County Council

LOCAL GOVERNMENT ACTS 1925 - 2014

RECORD OF EXECUTIVE BUSINESS CHIEF EXECUTIVE'S ORDERS

considered that the applicant has not demonstrated a genuine need for an additional dwelling in this rural area. The proposed development would, therefore, contribute to urban sprawl and lead to demands for the uneconomic provision of public services in an unserviced rural area, and would set an undesirable precedent for similar development in the County, materially contravening Policy RES16 of the Dún Laoghaire Rathdown County Development Plan 2016-2022. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

D17A/0469: Retention permission was GRANTED by the Planning Authority at the subject site (incl. larger land holding) for retention Permission for the following single storey buildings and uses; (1) Extension to original Barn (99.30m2) for use by the established craft and joinery workshop; (2) The use of stone farm Building 'A' as a cafe and craft shop (65.50m2); (3) The use of part of farm Building 'B' as cafe kitchen (11.50m2) and joinery/craft teaching area (34.80m2); (4) The continued use of external farm yard as outdoor seating and exhibition area (370.00m2) (5) Car parking for 30 cars (0.08ha); and Planning Permission for the following; (6) Cafe toilet and lobby (7.40m2), staff toilet (3.00m2) and stand-alone toilet block (7.00m2); (7) Up-grading existing vehicular entrance and a new vehicular exit; (8) New wastewater treatment plant and sand based proprietary percolation area; and ancillary area; and ancillary site works.

It was subsequently appealed to An Bord Pleanála (Reg. Ref. D17A/0469) and GRANTED RETENTION.

Adjacent properties

D21A/0633: Permission and retention permission was GRANTED by the Planning Authority at Rodger's House, Mutton Lane, Tibradden, D16PP48 for development of the existing dwelling to include the construction of a part single storey, part two storey extension to the side and rear; internal alterations; replacement and upgrading of the existing wastewater treatment system; alterations to the font vehicular and pedestrian entrance to include a new entrance gate and all associated site works, along with Retention permission for a single storey extension to the existing basement family flat.

D13A/0258: Permission was GRANTED by the Planning Authority at Windy Corner, Tibradden Lane, Rathfarnham, D.16 for (a) first floor extension to the east elevation of existing dwelling. (b) Two storey extension to the west elevation. (c) Elevation and roof modifications to the existing dwelling. (d) Revised site entrance walls, gates and driveway. (e) Replacement septic tank and percolation area. (f) New garage complete with plant room/store room and (g) associated site works.

D12A/0523: Permission was GRANTED by the Planning Authority at Rodger's House Mutton Lane, Tibradden, D.16 for the demolition of an existing dwelling house with integral basement family flat and to replace with a new two storey dwelling house with integral basement family flat on the same site, and for the replacement and upgrading of the existing waste water treatment system and maintaining existing access.

D08A/0061: Permission was GRANTED by the Planning Authority at Gate Lodge, Tibradden House, Mutton Lane, Rathfarnham, D.16 for conservation and extension of existing gate lodge, which is a protected structure, including demolition of existing derelict covered yard and toilet and non-original blockwork boiler house, removal of

Dún Laoghaire-Rathdown County Council

LOCAL GOVERNMENT ACTS 1925 - 2014

RECORD OF EXECUTIVE BUSINESS CHIEF EXECUTIVE'S ORDERS

modern glazed porch and existing PVC windows, and new works as follows: forming opening in external walls to connect to extension, forming two new window openings, provision of timber casement windows and timber front door to old building, provision of bathroom, provision of single-storey extension comprising rear entrance, two bedrooms, bathroom and kitchen/family room. Construction of new stone boundary wall along West edge of site. Associated drainage works incorporating reed bed waste water treatment system.

D07A/0626: Permission REFUSED by the Planning Authority at Hilltop, Tibradden Lane for the construction of a 120sqm two storey, two bedroom gate lodge and alterations to front gate and the construction of a new driveway.

The application was refused for the following reason:

'Section 5.5.9 of the 'Dun Laoghaire Rathdown County Development Plan 2004-2010' applications for dwellings within rural areas are required to conform with 'The Environmental Protection Agency, Waste Water Treatment Manual - Treatment Systems for Single Houses 2000' and any Environmental Health requirements. This proposal is considered unacceptable as no specification for waste water treatment or site assessment in accordance with EPA 2000 has been submitted. It is therefore considered that the proposed development would be prejudicial to public health. 2. The site of the proposed development is located in an area zoned "B" in the 2004 Dun Laoghaire-Rathdown County Development Plan for which the objective is " To protect and improve rural amenity and to provide for the development of agriculture ". It is Council policy to restrict the spread of one-off housing into the rural countryside. In accordance with Policy RES18 of the County Development Plan 2004, the applicant has not demonstrated a genuine need to reside in proximity to their employment; (such employment being related to the rural community) and that they are a native of the area or has close family ties with the rural community. The proposed development is therefore contrary to the proper planning and development of the area.'

Planning Enforcement
No current enforcement cases found.

PRE-PLANNING CONSULTATION
No current pre-planning cases found.

DEPARTMENTAL REPORTS
Transportation Planning Report
Dated: 24th April 2026.
No objection subject to the following conditions:

Transportation Planning have no objection to the proposed change of use subject to the following conditions:

> *1. 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,*

Dún Laoghaire-Rathdown County Council

LOCAL GOVERNMENT ACTS 1925 - 2014

RECORD OF EXECUTIVE BUSINESS CHIEF EXECUTIVE'S ORDERS

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.

Drainage Planning Report
Dated: 14th April 2026.
No objection subject to the following conditions:

NO OBJECTION on the following condition:

1.The surface water runoff generated by the development shall be discharged to appropriately sized water butt(s) which shall be installed and retained as indicated in the application. Any overflow from the water butt(s) shall not connect to the public surface water sewer but shall be infiltrated locally to a soakaway, 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 soakaway shall be designed to BRE Digest 365 and shall not have an overflow. The offset distance for infiltration from adjacent buildings or structures will be at the professional judgement of a suitably qualified engineer and shall ensure the proposed system has no impact on neighbouring properties. If a soakaway is not a feasible solution then, prior to the commencement of development, the applicant shall submit for the written agreement of the Planning Authority a report signed by a Chartered Engineer showing an infiltration test (with results, photos, etc) and shall propose an alternative SuDS measure.

2.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.

Environmental Enforcement Report
Dated: 26th March 2026.

DLR Environmental Enforcement Department have reviewed the application and suggest that the proposal can be undertaken subject to the following conditions:

DLR Environmental Enforcement Department suggest that the proposal can be undertaken in accordance with standard methods of construction and subject to the inclusion of the following recommended conditions in the event of a grant of Planning Permission.

Dún Laoghaire-Rathdown County Council

LOCAL GOVERNMENT ACTS 1925 - 2014

RECORD OF EXECUTIVE BUSINESS CHIEF EXECUTIVE'S ORDERS

Recommended Conditions:
The following conditions are recommended in the event of a grant of planning permission:

Noise Management
The final detailed design and location of building services, such as heat pumps, must avoid the generation of potential conflicts in terms of noise amenity affecting adjoining land uses.
REASON: In the interests of orderly development and the proper planning and sustainable development of the area.

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.

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.

Public Liaison Plan
The Applicant and the developments Contractor shall develop and implement a 'Public Liaison Plan' for the duration of the works, covering the following.

a)Appointment of a Liaison Officer as a single point of contact to engage with the local community and respond to concerns.

b)Keeping local residents informed of progress and timing of particular construction activities that may impact on them.

c)Provision of a notice at the site entrance identifying the proposed means for making a complaint.

d)Maintenance of a complaints log recording all complaints received and follow up actions.

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

Construction Working Hours
All site development and construction work, including deliveries to and from the site, shall be restricted to the following hours:
Monday to Friday: 07:00 to 19:00 hours
Saturday: 08:00 to 14:00 hours

Dún Laoghaire-Rathdown County Council

LOCAL GOVERNMENT ACTS 1925 - 2014

RECORD OF EXECUTIVE BUSINESS CHIEF EXECUTIVE'S ORDERS

Sundays and Bank Holidays: No construction works, site activities, or deliveries permitted.
Work outside of these hours shall only be permitted with prior written approval from Dún Laoghaire-Rathdown County Council or in an emergency situation.
REASON: To protect the residential amenities of the area and prevent noise nuisance.

PRESCRIBED BODIES
Environmental Health Officer Report
Dated: 15th April 2026.
Recommends requesting Further Information. Report as per the following.

Observations and Recommendations:
Before a decision is made on this application the following information is required:

1.This site layout plan to scale (1:500) must include the existing wastewater treatment system ("Treatment systems for Small communities, Business, Leisure Centres and Hotels" EPA) currently serving the Café, the Joinery, the Joinery School and the subject proposal: "Change of use from office to residential".

2.The location of the existing well serving the Joinery, the Joinery School, the Cafe and existing dwelling must be included in the site location map.

3.Please submit evidence of a potable water supply to serve proposed residential dwelling. Evidence must include a bacteriological and chemical examination in accordance with European Communities Drinking Water regulations 2023.

4.A plan to scale (1:500) showing the position of neighbouring dwellings waste water treatment systems (including percolation areas). Please also specify on this plan the position of any wells serving these dwellings.

Advisory note:
The parent approval (D17A/0469) for Gerry Farrell Joinery works and Café is for "Treatment systems for Small communities, Business, Leisure Centres and Hotels 1999" EPA.

The application should be referred to Drainage Engineer in Dun Laoghaire Rathdown Water and Drainage Services Dept. (EHO's are only contracted to make recommendations on the 2021, EPA Code of Practice for Domestic Wastewater Treatment Systems (PE ≤ 10).

RELEVANT POLICY IN DÚN LAOGHAIRE-RATHDOWN COUNTY DEVELOPMENT PLAN 2022-2028
Under the Dún Laoghaire-Rathdown County Development Plan 2022-2028, the site is subject to zoning objective B, which seeks 'To protect and improve rural amenity and to provide for the development of agriculture'.

The following policy is of relevance to development of this type:

No. P/1782/26

Dún Laoghaire-Rathdown County Council

LOCAL GOVERNMENT ACTS 1925 - 2014

RECORD OF EXECUTIVE BUSINESS CHIEF EXECUTIVE'S ORDERS

Chapter 2: Core Strategy
Section 2.3.6 Housing Target for the Core Strategy
Section 2.6.2.1 (i) Policy Objective CS11: Compact Growth

Chapter 3 – Climate Action
Section 3.4 Achieving Sustainable Planning Outcomes
Section 3.4.1 Energy Efficiency in Buildings
Section 3.4.1.1 Policy Objective CA5: Energy Performance in Buildings
Section 3.4.1.3 Policy Objective CA7: Construction Materials
Section 3.4.1.4 Policy Objective CA8: Sustainability in Adaptable Design

Chapter 4 – Neighbourhood – People, Homes and Place
Section 4.1.1 Overarching Policy Objective PHP1
Section 4.3 Homes
Section 4.3.1 Delivering and Improving Homes
Section 4.3.1.6 Policy Objective PHP23: Management of One-off Housing
Rural Amenity Zone Objective 'B'.
Section 4.3.2 Housing Choice

Chapter 5 – Transport and Mobility
Section 5.5.1 Policy Objective T4: Development of Sustainable Travel and Transport.
Section 5.7.4 Policy Objective T19: Carparking Standards

Chapter 8 – Green Infrastructure and biodiversity
Section 8.3 Green Infrastructure
Section 8.3.1 Policy Objective GIB1: Green Infrastructure Strategy
Section 8.4.1 Policy Objective GIB2: Landscape Character Areas
Section 8.4.4 Policy Objective GIB5: Historic Landscape Character Areas
Section 8.7 Biodiversity
Section 8.7.1.1 Policy Objective GIB18: Protection of Natural Heritage and the Environment
Section 8.7.1.8 Policy Objective GIB25: Hedgerows
Section 8.7.1.11 Policy Objective GIB28: Invasive Species

Chapter 10 – Environmental Infrastructure and Flood Risk
Section 10.2 Water and Wastewater
Section 10.2.2.3 Policy Objective EI3: Wastewater Treatment Systems
Section 10.2.2.4 Policy Objective EI4: Water Drainage Systems
Section 10.2.2.6 Policy Objective EI6: Sustainable Drainage Systems
Section 10.2.2.9 Policy Objective EI9: Drainage Impact Assessment
Section 10.7 Flood Risk
Section 10.7.2 Policy Objective EI22: Flood Risk Management

Chapter 12 – Development Management
Section 12.2 – Climate Action
Section 12.2.1 Built Environment
Section 12.3 Neighbourhood - People, Homes and Place
Section 12.3.1 Quality Design
Section 12.3.4 Residential Development – General Requirements

Dún Laoghaire-Rathdown County Council

LOCAL GOVERNMENT ACTS 1925 - 2014

RECORD OF EXECUTIVE BUSINESS CHIEF EXECUTIVE'S ORDERS

Section 12.3.4.2 Habitable Rooms
Section 12.3.4.7 Refuse Storage and Service
Section 12.3.8 – Housing for All
Section 12.3.10 One-Off Housing in the Countryside
Section 12.3.10.1 Suitable Sites
Section 12.3.10.2 Design
Section 12.3.10.3 Occupancy
Section 12.3.10.4 Replacement Dwelling – Rural
Section 12.3.10.9 WasteWater Treatment Systems
Section 12.3.10.10 Water Supply
Section 12.8 Open Space and Recreation
Section 12.8.3 Open Space Quantity for Residential Development
Section 12.8.3.3 (i) Private Open Space for Houses
Section 12.8.7 Private Amenity Space – Quality Standards
Section 12.8.7.1 Separation Distances
Section 12.8.7.2 Boundaries
Section 12.8.11 Existing Trees and Hedgerows

Chapter 13 – Land Use Zoning Objectives
Section 13.1 Land Use Zoning Objectives
Section 13.1.10 Appropriate Assessment
Section 13.2: Definition of Use Classes

Appendices
Appendix 2: Housing Strategy and HNDA
Appendix 3: Development Management Thresholds
Appendix 5: Building Heights Strategy
Appendix 6: Waste Management Guidelines
Appendix 7: Sustainable Drainage System Measures
Appendix 15: Strategic Flood Risk Assessment

Guidelines for Planning Authorities

- Design Manual for Quality Housing (2023)
- Sustainable Rural Housing Development, Guidelines for Planning Authorities, April 2005, Department of Housing, Local Government and Heritage Last updated on 23rd December 2020.
- Circular PL 5/2008 - Rural Housing Policies and Local Need Criteria in Development Plans, From Department of Housing, Local Government and Heritage, 30 September 2008 .

ASSESSMENT

The main considerations in the assessment of the proposed development are whether it aligns with relevant national strategic policies and the provisions of the Dún Laoghaire Rathdown County Development Plan 2022-2028 and other guidance documents. Specific matters for consideration in the assessment will include:

- Principle of Development
- Climate Action
- Planning History

Dún Laoghaire-Rathdown County Council

LOCAL GOVERNMENT ACTS 1925 - 2014

RECORD OF EXECUTIVE BUSINESS CHIEF EXECUTIVE'S ORDERS

- Rural Housing Policy
- Residential Amenity & Visual Impact
- Access & Roads
- Drainage
- Environmental Health

Principle of Development
Under the Dun Laoghaire-Rathdown County Development Plan 2022-2028, the site is subject to zoning objective 'B', which seeks 'To protect and improve rural amenity and to provide for the development of agriculture', under which residential development, including extensions to existing dwellings, is open for consideration. As such, change of use from commercial to residential use and residential extensions may be permitted where the Planning Authority is satisfied that the development would be compatible with the overall policies and objectives for the zone, would not have undesirable effects, and would otherwise be consistent with the proper planning and sustainable development of the area.

In considering the principle of development, it is also necessary to address the planning history of the larger site and the extent of works proposed. Although described as a 'change of use from commercial to residential use and residential extensions to an existing structure', having regard to the planning history on site, the current use and the overall scale of the proposed interventions involving substantial removal of most of the existing structure, the Planning Authority considers the development to constitute a new One-Off house in a Rural Zone 'B' in practical terms. Further Information shall be requested for updated description of development and site notices to reflect the proposed one-off rural house on the site.

Climate Action
The proposed development will be required to be built to the strict building standards per Part L of the Building Regulations such that a high energy performance will be achieved. This will ensure the relevant policies of Section 3.4 of the County Development Plan are achieved. The development should have regard to use of materials, and climate change action long-term, regards Chapter 3 and energy efficiency in buildings, and noting e.g. Policy Objective CA7: Construction Materials.

Notwithstanding the above, having regard to the drainage planning report, a SuDS condition shall be attached in the event of the grant of planning permission.

Planning History
Considering the description of the proposed works, it is necessary to address the planning history of the larger site and the extent of works proposed. Although proposed works are described as a change of use from commercial to residential use and residential extensions to an existing structure, the previous permission (Reg. Ref. D21A/0670 & ABP-311601-21) was granted for a replacement dwelling (to the South-west) and a change of use of Blackberry Lodge from residential use to storage and office use associated with the commercial activities on the larger site. It is noted that condition 2 of said permission states that:

Dún Laoghaire-Rathdown County Council

LOCAL GOVERNMENT ACTS 1925 - 2014

RECORD OF EXECUTIVE BUSINESS CHIEF EXECUTIVE'S ORDERS

'Upon first occupation of the new dwelling the subject of this permission, the use of the existing dwelling (Blackberry Lodge) shall be restricted to use for office/storage purposes associated with the adjoining commercial activity on site {Emphasis added}.
Reason: In the interest of clarity'.

The Planning Authority consider that this essentially extinguishes Blackberry Lodge's status as a residential unit, as a replacement dwelling was previously permitted on site under Ref. ABP-311601-21.

Therefore, this current application will be assessed as a one-off rural dwelling under Section 4.3.1.6. Policy Objective PHP 23: Management of One-off Housing & Rural Amenity Zone Objective 'B' & Section 12.3.10 One-off Housing in the Countryside of the Dún Laoghaire County Development Plan 2022-2028. See section below for assessment.

In addition, a structural report for Blackberry Lodge was submitted as part of the previous permission (as prepared by Fitzsimons Doyle & Associates). The report concluded that the structure of Blackberry Lodge is

a) past its functional and intended lifespan,

b) the structure was never intended to provide suitable residential accommodation and

c) it is not an economic or sustainable solution to try to upgrade or improve this structure to meet the requirements of a modern house to National Standards.

The Planning Authority have concerns regarding the viability of retaining parts of the original structure and Further Information is requested for the Applicants to submit an up-to-date structural survey.

In addition, plans and elevations submitted do not clearly indicate which elements of the original structure are to be retained or removed. This information is necessary in order to determine whether the proposal genuinely retains any meaningful fabric of the original structure and whether it will in practice operate as a replacement dwelling.

Further Information is therefore required, requesting a scaled and labelled existing/proposed site layout plan and clearly annotated proposed drawings showing all parts of the existing structure proposed for retention or demolition.

Rural Housing Policy
The County Development Plan 2022-2028 has a number of policy sections that relate to the assessment of rural housing in the County. The proposed development shall therefore be assessed against the criteria as it arises within the various policy sections.

Regard is given to Section 4.3.1.6. Policy Objective PHP23: Management of One-off Housing and Section 12.3.10 One-Off Housing in the Countryside of Dún Laoghaire-Rathdown County Development Plan 2022-2028 as it relates to the management of one-off housing in the rural countryside.

Dún Laoghaire-Rathdown County Council

LOCAL GOVERNMENT ACTS 1925 - 2014

RECORD OF EXECUTIVE BUSINESS CHIEF EXECUTIVE'S ORDERS

As noted above, the site is subject to zoning objective 'B' where housing is restricted to persons demonstrating a genuine requirement for housing in accordance with Policy Objective PHP23 of the Dún Laoghaire-Rathdown County Development Plan 2022-2028.

The principle of establishing a dwelling within a rural area is dependent on the Applicant demonstrating that their request for a one-off housing is not urban generated and will not place excessive strain on the environment services and infrastructure. The policies of the current development plan provide the Applicant with the housing need criteria that need to be met and demonstrated for any planning application for a one-off house in a rural area.

Within 'B' zoned lands, dwellings will only be permitted where Applicants have a genuine need to reside in proximity to their employment (such employment being related to the rural community) or where they have a genuine need for an additional dwelling in the rural area and who are native to the area due to having spent substantial periods of their lives living in the area as members of the rural community and have close family ties with the rural community.

Further Information is requested for the Applicant to submit the following in order to assess the proposed residential development in a rural area, as follows:

- Applicant's full-time employment or their commitment to operate a full-time business from their proposed home in a rural area.
- How their existing or proposed business contributes to and enhances rural community.
- The nature of the Applicant's employment or business being compatible with rural areas (in order to discourage Applicants whose business is not location dependent).
- A map showing all existing family owned property and lands.
- A rationale as to why a particular site has been chose for development.
- A strong justification in relation to the need for an additional dwelling in the rural area.
- A rationale clearly detailing why a family flat is not a suitable alternative.
- Documentary evidence to show how the Applicant complies with rural housing policy.
- A site suitability report in relation to waste water treatment.

It's noted that *Section 12.3.10.3 Occupancy* of the County Development Plan state that in the event of a grant of permission for housing in rural areas such as B zoned lands, a Condition would be attached requiring the Applicant to enter into an agreement under Section 47 of the Planning and Development Act 2000, as amended, restricting

occupation of the dwelling for a period of 7 years to the applicant, or to other such persons as agreed by the Planning Authority.

Residential Amenity and Visual Impact
One-off dwelling in rural area
Site Layout and Standard of Accommodation
The proposal involves the provision of a one-off dwelling on a rural site (0.019 Ha) fronting onto Mutton Lane with a front amenity area and pedestrian access. The existing structure is bounded by 'shop' and 'joinery school' to the North with a separation distance of c. 0.890m and 1.12m respectively, Delmaine House to the rear (West), separation distance c. 3.35m to the boundary wall and side amenity space/former entranceway associated with Delmaine House to the South. The Planning Authority have concerns regarding the proximity of the proposed development to the adjacent buildings, given that the submitted plans do not indicate the existing or proposed boundary treatments/hedgerows and vegetation. Further Information shall be requested for the applicant to submit revised plans to clarify these issues, having regard to general Development Plan Policy to retain existing boundaries and hedgerows/vegetation in the interest of maintaining visual and residential amenity.

From submitted plans, it appears that the rear amenity area would be insufficient to serve a 3-bedroom dwelling, as outlined under the Sustainable Residential Development & Compact Settlements Guidelines, 2024. Further Information shall be requested for the Applicant address the requirements of the proposed dwelling having regard to the quantum and useability of the private open space serving the dwelling.

It is noted that there are no protected views or prospects surrounding the site as outlined in the Dún Laoghaire-Rathdown County Development Plan 2022-2028.

Full assessment pertaining to the standard of accommodation, site layout, visual impact, residential impact and assessment against the criterion as set out under *Section 12.3.10.1.* Suitable Sites of the Dún Loaghaire Rathdown County Development Plan, 2022-2028 will be undertaken on the receipt of satisfactory Further Information.

Access & Roads
It is noted that there is no in-curtilage parking associated with the subject site.

DLR Transportation Department have reviewed the application and have no objections subject to conditions pertaining to construction works mitigation measures, repairing and protection of public road and managing vehicular and construction movements.

The Planning Authority consider these conditions reasonable and they shall be attached in the event of the grant of permission.

Drainage
DLR Drainage Department have reviewed the application and have no objections subject to conditions pertaining to SuDs and soakaway solutions and hardstanding for SuDS.

The Planning Authority consider these conditions reasonable and they shall be attached in the event of the grant of permission.

Dún Laoghaire-Rathdown County Council

LOCAL GOVERNMENT ACTS 1925 - 2014

RECORD OF EXECUTIVE BUSINESS CHIEF EXECUTIVE'S ORDERS

Environmental Health
DLR Environmental Enforcement have reviewed the application and have no objections subject to conditions pertaining to noise management, Construction Environmental Management Plan, Public Liaison Plan and Construction Working Hours.
The Planning Authority consider these conditions reasonable and they shall be attached in the event of the grant of permission.

The E.H.O. has reviewed the application and has requested Further Information in regards to the existing site layout plan for the wastewater treatment system serving the larger site (café, joinery, joinery school and subject proposal), Location of existing well serving the joinery, joinery school, café and existing site, evidence of potable water supply to serve the proposed site in accordance with EC Drinking Water Regulations, 2023 and scaled plan showing neighbouring wastewater treatment systems and include wells serving these buildings.

The Planning Authority consider these items of Further Information essential and they shall be requested.

APPROPRIATE ASSESSMENT (AA) 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 (EIA) SCREENING
Having regard to the nature and scale of the proposed development, which comprises a one-off house in a rural setting in a rural 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.

CONCLUSION
While the principle of a one-off rural dwelling on the subject site may be considered acceptable, the following Further Information pertaining to the description of development, meeting one-off rural housing criteria, structural survey of existing structure, revised plans showing boundary treatments, areas for retention/demolition and private amenity area and E.H.O. requirements for wastewater, wells and potable water are required in order to fully assess the proposal.

RECOMMENDATION
Request Further Information.

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REQUEST FOR FURTHER INFORMATION
Further Information requested on 1st May 2026.

P/1782/26

No.

Dún Laoghaire-Rathdown County Council

LOCAL GOVERNMENT ACTS 1925 - 2014

RECORD OF EXECUTIVE BUSINESS CHIEF EXECUTIVE'S ORDERS

Further Information received on 9th August 2026.

SUBMISSIONS/OBSERVATIONS
No further third-party submissions/observations were received.

FURTHER DEPARTMENTAL REPORTS
No further Departmental Reports requested.

FURTHER PRESCRIBED BODIES
Environmental Health Officer Planning Report
Dated 12th August 2026.

Observations and Recommendation on further information submitted

Documents Reviewed
1. A plan to scale (1:500) showing the position of neighbouring dwellings waste water treatment systems (including percolation areas). Please also specify on this plan the position of any wells serving these dwellings.

The 1:500 Site Layout Plan submitted indicated the location of the well supply to the proposed residential cottage and is acceptable to this office subject to submission to the Planning Authority, bacteriological and chemical examination results, as per European Communities Drinking Water regulations 2023.

Advisory note to planner:
The documentation re capacity of the submitted "Wastewater Treatment systems for Small communities, Business, Leisure Centres and Hotels. EPA 1999" to be referred to Drainage Engineer, Water and Drainage Services Dept.
(EHO's are only contracted to make recommendations on the 2021, EPA Code of Practice for Domestic Wastewater Treatment Systems (PE ≤ 10).

FURTHER INFORMATION ITEMS 1-3 (Planning Matters)

1. *The Applicant is requested to submit a comprehensive commentary which addresses the requirements of Section 4.3.1.6. Policy Objective PHP23: Management of One-off Housing, Section 12.3.10 One-Off Housing in the Countryside and Section 12.3.10.1. Suitable Sites of Dún Laoghaire-Rathdown County Development Plan 2022-2028, comprising:*

   - *Applicant's full-time employment or their commitment to operate a full-time business from their proposed home in a rural area.*
   - *How their existing or proposed business contributes to and enhances rural community.*
   - *The nature of the Applicant's employment or business being compatible with rural areas (in order to discourage Applicants whose business is not location dependent).*
   - *A map showing all existing family owned property and lands.*

Dún Laoghaire-Rathdown County Council

LOCAL GOVERNMENT ACTS 1925 - 2014

RECORD OF EXECUTIVE BUSINESS CHIEF EXECUTIVE'S ORDERS

- *A rationale as to why a particular site has been chose for development.*
- *A strong justification in relation to the need for an additional dwelling in the rural area.*
- *A rationale clearly detailing why a family flat is not a suitable alternative.*
- *Documentary evidence to show how the Applicant complies with rural housing policy.*
- *A site suitability report in relation to waste water treatment.*

2. To ascertain the feasibility of any extension/refurbishment of Blackberry Lodge, the Applicant is requested to submit an up-to-date structural survey, carried out by an appropriately qualified professional.

3. The Applicant is requested to submit scaled and labelled existing/proposed site layout plans and clearly annotated drawings showing:

a) All parts of existing structure for retention and demolition.
b) Existing/proposed boundary treatments/hedgerows and vegetation.
c) Area of rear private amenity space to serve the proposed dwelling, having regard to requirements under the Sustainable Residential Development & Compact Guidelines for Planning Authorities, 2024.

APPLICANT'S RESPONSE TO FURTHER INFORMATION ITEM 1 (Rural Housing Requirements)

In response to Item 1 of the Further Information request, the Applicant has submitted an RFI Response Letter, prepared by Ar.Eng Consulting (received 09/08/2026). The response letter provides an itemised response to the requested elements of Section 12.3.10 *One-Off Housing in the Countryside* and Section 12.3.10.1 *Suitable Sites* of Dún Laoghaire-Rathdown County Development Plan 2022-2028.

The Applicant has submitted their Revenue employment details for the period 2014–2025, which are stated to demonstrate his employment by Gerard Farrell in the joinery workshop. The response describes the activities operating under the "Gerry Farrell Joinery" umbrella, including the joinery, Tibradden Craft Workshop, Hazel House Café, associated farm and animal activities, and the "Wagon Project". The latter is described as a training programme involving the construction of traditional horse-drawn Traveller wagons. A project brochure and a letter of support from Wicklow Travellers Group are included among the listed enclosures. The response states that these activities provide employment and services within the rural area and are collectively dependent upon the existing property and facilities.

With regard to the Applicant's rural housing circumstances, the response states that Neal Farrell lives with his father in Firhouse and works in the joinery and craft workshop at Mutton Lane. It also states that he teaches ukulele classes in the loft above the craft workshop. The response identifies his housing need as arising from his current living arrangements and the amount of time he spends working at the subject property. It further states that the Applicant has worked at the property for 21 years and contends

that this demonstrates a longstanding connection with the area, notwithstanding that his residential, educational and birth records relate to Firhouse.

The response states that a family flat is not considered a suitable alternative because there is no other residential property on the site to which such accommodation could be attached.

Regarding the request for clarification of the existing family owned property and lands, the Applicant has submitted a map with Ref. NF 01 showing the extent of the 'Farrell property outlined in Blue'. It is noted that the family landholding outlined in blue covers the subject commercial property (Blackberry Lodge), the one-off rural dwelling permitted under Ref. D21A/0670 & ABP-311601-21 (annotated as 'Ruth Farrell replacement property'), Hazel House Café, Craft School, and Farrell Joinery Workshop. In response to the request for a rationale as to why this particular site has been chosen for development, the Applicant states:

> "[...] *This pre-fab building which was second hand the time (see report and drawings by Fitzsimons Doyle and Associates) was erected on an elevated concrete plinth. The front entrance railing and gate of wrought iron and granite date back over 100 years with the "Blackberry Lodge" in some shape or form always being behind the original entrance façade. This particular site/property has been chosen because it is an obvious developed site which the "Blackberry Lodge" currently has a change of use from domestic to commercial use as part of previous occupants Ruth Farrells new Development on Tibradden Lane."*

In relation to site suitability, the response states that the existing system and percolation area were installed by Molloy Environmental Services approximately 20 years ago and continues to operate. The response does not include a new site characterisation or site suitability assessment, stating instead that such information would have been submitted to the Council's Environmental Department before installation of the existing system.

APPLICANT'S RESPONSE TO FURTHER INFORMATION ITEM 2
(Structural/Habitable Status of Existing Blackberry Lodge)

In response to Item 2 of the Further Information request, the Applicant has submitted an RFI Response Letter, prepared by Ar.Eng Consulting (received 09/08/2026) in addition to a Structural Report, prepared by FDA Consulting Engineers, dated June 2021. The RFI Response Letter states:

> *There is a recent report carried out by an appropriately qualified person namely John Doyle C.Eng MIEI of Fitzsimons Doyle and Associates in June 2021. The title of this document is 'Pre-fab Report' and this report was lodged with DLR on 21st July 2021 as part of Ruth Farrells planning applications for a separate house. Ruth Farrell together with husband and 3 small children were living in the Lodge at the time. The writer states that 'it is not an economical or sustainable solution to try and upgrade or improve this structure to meet the requirement of a modern house to national standards'.*

Dún Laoghaire-Rathdown County Council

LOCAL GOVERNMENT ACTS 1925 - 2014

RECORD OF EXECUTIVE BUSINESS CHIEF EXECUTIVE'S ORDERS

I would agree with this report and believe that this dwelling should be demolished. The use of the word demolish did not appear in the planning notice as its current classification is commercial and demolition is not a planning issue in that instance.

Therefore according to the report it appears that the practical thing to do would be to demolish the existing Lodge-re-build and comply with all the regs including Part M. This report is only 5 years old and Ruth Farrell vacated the property in 2025 meaning that it has not had much use commercially since its change from domestic use and would in 2027 be eligible for a vacant property grant to assist with bringing properties such as this back into use.

I suggest that with a pre-fab structure of some 60 years is well beyond its usage and any further up to date report prepared by myself or others would not be informative or useful.

APPLICANT'S RESPONSE TO FURTHER INFORMATION ITEM 3 (Clarity on Proposed Works/Demolition; Provision of Private Amenity Space)
In response to Item 3 of the Further Information request, the Applicant has submitted an RFI Response Letter, prepared by Ar.Eng Consulting (received 09/08/2026) in addition to a Structural Report, prepared by FDA Consulting Engineers, dated June 2021.

The RFI Response Letter concurs with the findings of the 2021 structural report, and confirms that the structure would need to be fully 'removed' with a new dwelling 'installed'.

Regarding landscaping and boundary treatment, the Applicant's response notes that all existing boundaries are to be retained with no additional works or planting proposed.

In relation to the requirement for any proposed dwelling to comply with the open space requirements of SPPR 2 *Minimum Private Open Space Standards for Houses* of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (DoHLGH, 2024), the Applicant states:

> "[...] *The rear of the property does not have the amenity space as per the 2024 standards and again how can the 2024 standard be applied to a dwelling that never had any amenity space and in existence for over 100 years. This property can only occupy the existing footprint save a small extension to the rear which will better avail of the remaining rear space for social use.* [The Applicant] *as previously noted spends all of his time in the joinery an into the evenings teaching music in the loft over the craft workshop.* [The Applicant] *or any of the previous occupants are not overly concerned about the lack of amenity to the rear of which he has no time to maintain. Again this is not a proposed dwelling."*

ASSESSMENT OF FURTHER INFORMATION ITEMS 1-3 (Planning Matters)
To summarise the request for Further Information on planning matters, the Planning Authority outlined the need for:

Dún Laoghaire-Rathdown County Council

LOCAL GOVERNMENT ACTS 1925 - 2014

RECORD OF EXECUTIVE BUSINESS CHIEF EXECUTIVE'S ORDERS

- Clarity on the proposed works and need/extent of demolition to facilitate construction of the proposed dwelling;
- Depending on the response to the above, compliance with rural housing policy;
- Compliance with relevant housing standards, including quantum of required private amenity space.

The Planning Authority welcomes the clarification provided regarding the extent of the proposed works, however, notes some discrepancies on how this is described by the Applicant in the submitted documents. The assertion that the 'removal' of the existing structure and 'installation' of a new dwelling does not constitute demolition and construction of a replacement dwelling is not accepted. The proposed development is interpreted in this case to comprise demolition of the existing commercial unit to facilitate the construction of one no. residential building.

As outlined in the initial assessment, the residential use class of this site was superseded by 'commercial' following the permission of the 'replacement dwelling' under Ref. D21A/0670 & ABP-311601-21. The need to satisfy one-off rural housing policy (in addition to rationale for demolition and replacement) there applies in this instance.

On review of the submitted documentation and commentary outlining compliance with Section 12.3.10 *One-Off Housing in the Countryside* and Section 12.3.10.1 *Suitable Sites* of Dún Laoghaire-Rathdown County Development Plan 2022-2028, the Planning Authority considers that the Applicant has failed to demonstrate how their existing business contributes to or enhances the rural community. While the commentary provided is welcomed, the Planning Authority is not satisfied that sufficient rationale has been provided to justify the need for a second additional dwelling.

Further, the need to provide adequate private amenity space and residential standards in any proposed dwelling is a requirement associated with land, not individuals or ownership. It is therefore noted that the dwelling in its proposed form would not be acceptable with regard to SPPR 2 *Minimum Private Open Space Standards for Houses* of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (DoHLGH, 2024).

On the grounds outlined above, refusal of permission is therefore recommended.

FURTHER INFORMATION ITEM 4 (EHO Matters)

4. *The Applicant is requested to submit:*
   a) *A revised site layout plan to scale (1:500), including the existing wastewater treatment system ("Treatment systems for Small communities, Business, Leisure Centres and Hotels" EPA) currently serving the Café, the Joinery, the Joinery School and the subject proposal: "Change of use from office to residential".*

Dún Laoghaire-Rathdown County Council

LOCAL GOVERNMENT ACTS 1925 - 2014

RECORD OF EXECUTIVE BUSINESS CHIEF EXECUTIVE'S ORDERS

b) *The location of the existing well serving the Joinery, the Joinery School, the Cafe and existing dwelling must be included in the site location map.*
c) *Evidence of a potable water supply to serve proposed residential dwelling. Evidence must include a bacteriological and chemical examination in accordance with European Communities Drinking Water regulations 2023.*
d) *A plan to scale (1:500) showing the position of neighbouring dwellings waste water treatment systems (including percolation areas). Please also specify on this plan the position of any wells serving these dwellings.*

Advisory note:
The parent approval (D17A/0469) for Gerry Farrell Joinery works and Café is for "Treatment systems for Small communities, Business, Leisure Centres and Hotels 1999" EPA.
The application should be referred to Drainage Engineer in Dun Laoghaire Rathdown Water and Drainage Services Dept. (EHO's are only contracted to make recommendations on the 2021, EPA Code of Practice for Domestic Wastewater Treatment Systems (PE ≤ 10).

APPLICANT'S RESPONSE TO FURTHER INFORMATION ITEM 4
The Applicant has submitted drawings to identify the existing wastewater treatment system, the well serving the development and other activities on the wider property, and septic tanks on neighbouring properties. The response also refers to Drawing Ref. NF 01 in connection with the location of the treatment system. To address potable water supply, a 2017 hydrogeological assessment prepared by Robert T. Meehan for Hazel House Café has been submitted. The response states that this assessment identified a low risk of contamination and that the well has historically provided water to the site. The response does not identify the submission of the bacteriological and chemical examination requested under the Drinking Water Regulations 2023. It further states that the existing communal wastewater treatment system serves the joinery and the subject property and is operating below capacity.

ASSESSMENT OF FURTHER INFORMATION ITEM 4 (EHO Matters)
Consideration is given to the *Environmental Health Officer* Planning Report, dated 12th August 2026 in the assessment of this item of Further Information, which outlines no further objection to the proposed development, subject to submission of bacteriological and chemical examination results, as per European Communities Drinking Water Regulations 2023.

The Planning Authority therefore considers that the Applicant has satisfactorily addressed Item 4 of the Further Information request.

APPROPRIATE ASSESSMENT (AA) 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.

No. P/1782/26

Dún Laoghaire-Rathdown County Council

LOCAL GOVERNMENT ACTS 1925 - 2014

RECORD OF EXECUTIVE BUSINESS CHIEF EXECUTIVE'S ORDERS

ENVIRONMENTAL IMPACT ASSESSMENT (EIA) SCREENING
Having regard to the nature and scale of the proposed development, which comprises residential extension works in a fully serviced 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.

DEVELOPMENT CONTRIBUTIONS

Residential:	
Sq. Metres Proposed New Floor Area	55 sq.m floor space of proposed works.
Sq. Metres Proposed Demolition	No demolitions proposed.

CONCLUSION
Having regard to the Objective 'B' zoning of the subject site, the rural location of the site, the planning history of the wider family landholding, and the provisions of Policy Objective PHP23 and Sections 12.3.10 and 12.3.10.1 of the Dún Laoghaire-Rathdown County Development Plan 2022–2028, it is considered that the proposed development comprises the demolition of an existing commercial structure and the construction of an additional dwelling in the rural area. The residential use formerly associated with the structure known as Blackberry Lodge was superseded following the grant of permission for a replacement dwelling under Ref. D21A/0670 and ABP Ref. ABP-311601-21. Accordingly, the proposal is subject to the provisions of the County Development Plan governing one-off housing in the countryside.

Notwithstanding the information submitted in response to the request for Further Information, it is considered that the Applicant has not demonstrated that the proposed development meets the requirements of Policy Objective PHP23 or Sections 12.3.10 and 12.3.10.1 of the County Development Plan.

RECOMMENDATION
I recommend that a decision to **REFUSE PERMISSION** be made under the Planning & Development Act 2000, as amended for the following reasons:-

1. The Applicant has not demonstrated that the proposed dwelling is required to accommodate a person whose principal employment is intrinsically linked to the rural area, or that the Applicant's employment or business is location-dependent and contributes to or enhances the rural community to the extent necessary to justify a second additional dwelling on this landholding. It is therefore considered that the proposed development would not comply with Section 4.3.1.6. Policy Objective PHP23: Management of One-off Housing, Section 12.3.10 One-Off Housing in the Countryside nor Section 12.3.10.1 Suitable Sites of Dún Laoghaire-Rathdown County Development Plan 2022-2028.

No. P/1782/26

Dún Laoghaire-Rathdown County Council

LOCAL GOVERNMENT ACTS 1925 - 2014

RECORD OF EXECUTIVE BUSINESS CHIEF EXECUTIVE'S ORDERS

2. The proposed dwelling would not be served by the minimum quantum of private open space required under SPPR 2 and would consequently provide an inadequate standard of residential amenity for future occupants. The subject development would therefore set a negative precedent for the area, where the objective is to protect and improve rural amenity. The development would therefore be contrary to the proper planning and sustainable development of the area

A/ **Senior Executive Planner**

Endorsed: _____
Senior Executive Officer

For the avoidance of doubt the above report is adopted generally and the reasons and considerations therein. In particular the recommendation of the Planner and the reasons set out in the report.

ORDER: A decision pursuant to Section 34(8) of the Planning & Development Act 2000, as amended, for Register Reference D26A/0190/WEB, to **REFUSE PERMISSION** for the above proposal for the (2) reason(s) set out above is hereby made.

REG. REF.: D26A/0190/WEB

Signed: _____ **Dated:** 4/9/26
Approved Officer

Thereunto empowered by order of Príomhfheidhmeannach, Comhairle Contae Dhún Laoghaire-Ráth An Dúin, Order No. 2026, dated 5/9/26, delegating to me all his powers, functions and duties in relation to the County Council of Dún Laoghaire-Rathdown in respect of this matter.

TRANSPORTATION PLANNING

Register Ref:	**D26A/0190/WEB**
Development:	**Change of use permission from commercial use back to residential use for single storey cottage and permission to extend over and to the rear of cottage to create a 2 storey dwelling unit**
Location:	**Blackberry Lodge, Mutton Lane, Tibradden, Dublin 16, D16NY76**
Applicant:	**Neal Farrell**
Application type:	**Permission**
Planning Officer:	**Laura Hederman**
Date received:	**11-Mar-2026**

Report

Transportation Planning have no objection to the proposed change of use subject to the following conditions:

1. 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.

Nayoung Han Graduate Engineer
Transportation Planning Section

Date: 24 April 2026

Comhairle Contae Contae County Council

Environmental Enforcement Report

Referred Application Ref:	D26A/0190/WEB
Proposal Description:	Change of use permission from commercial use back to residential use for single storey cottage and permission to extend over and to the rear of cottage to create a 2 storey dwelling unit
Location:	Blackberry Lodge, Mutton Lane, Tibradden, Dublin 16, D16NY76
Date Received:	11/03/2026
Planning Officer:	Laura Hederman
Report Date:	26/03/2026

Relevant Documentation submitted in support of proposal:

The DLR Environmental Enforcement note that no documents relating to the management of environmental emissions have been supplied.

Assessment:

DLR Environmental Enforcement Department suggest that the proposal can be undertaken in accordance with standard methods of construction and subject to the inclusion of the following recommended conditions in the event of a grant of Planning Permission.

Recommended Conditions:

The following conditions are recommended in the event of a grant of planning permission:

Noise Management

The final detailed design and location of building services, such as heat pumps, must avoid the generation of potential conflicts in terms of noise amenity affecting adjoining land uses.

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

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.

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.

Public Liaison Plan

The Applicant and the developments Contractor shall develop and implement *a 'Public Liaison Plan'* for the duration of the works, covering the following.

a) Appointment of a Liaison Officer as a single point of contact to engage with the local community and respond to concerns.
b) Keeping local residents informed of progress and timing of particular construction activities that may impact on them.
c) Provision of a notice at the site entrance identifying the proposed means for making a complaint.
d) Maintenance of a complaints log recording all complaints received and follow up actions.

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

Construction Working Hours

All site development and construction work, including deliveries to and from the site, shall be restricted to the following hours:
Monday to Friday: 07:00 to 19:00 hours
Saturday: 08:00 to 14:00 hours
Sundays and Bank Holidays: No construction works, site activities, or deliveries permitted.
Work outside of these hours shall only be permitted with prior written approval from Dún Laoghaire-Rathdown County Council or in an emergency situation.

REASON: To protect the residential amenities of the area and prevent noise nuisance.

Report prepared by

Dr. Omar Coughlin

_____

Executive Scientist
DLR Environmental Enforcement / Waste Management
Infrastructure and Climate Change Department,
Dún Laoghaire-Rathdown County Council, Marine Road, Dún Laoghaire, Co. Dublin.

Dún Laoghaire-Rathdown Co Co
Municipal Services Department
Drainage Planning
Level 3, County Hall

Reg. Ref.	D26A/0190/WEB **Application Rec'd Date:** 11th March 2026
Applicant Name	Neal Farrell
Location	Blackberry Lodge, Mutton Lane, Tibradden, Dublin 16, D16NY76
Proposal	Change of use permission from commercial use back to residential use for single storey cottage and permission to extend over and to the rear of cottage to create a 2 storey dwelling unit
Application Type	Permission
Further Information/ Clarification of F.I. Recd	

Planning Officer: Laura Hederman
Return Date: 14th April 2026
Date Received Water Services: WEB
Report Date: 14th April 2026

Drainage Planning Report

NO OBJECTION on the following condition:

1. The surface water runoff generated by the development shall be discharged to appropriately sized water butt(s) which shall be installed and retained as indicated in the application. Any overflow from the water butt(s) shall not connect to the public surface water sewer but shall be infiltrated locally to a soakaway, 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 soakaway shall be designed to BRE Digest 365 and shall not have an overflow. The offset distance for infiltration from adjacent buildings or structures will be at the professional judgement of a suitably qualified engineer and shall ensure the proposed system has no impact on neighbouring properties. If a soakaway is not a feasible solution then, prior to the commencement of development, the applicant shall submit for the written agreement of the Planning Authority a report signed by a Chartered Engineer showing an infiltration test (with results, photos, etc) and shall propose an alternative SuDS measure.

2. 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.

Signed: _____ Date: _____
Carolina Marques
Assistant Engineer
Drainage Planning
Municipal Services Department

Signed: _____ Date: _____
Johanne Codd
A/Senior Executive Engineer
Drainage Planning
Municipal Services Department

Dún Laoghaire-Rathdown County Council
E.H.O. PLANNING REPORT/CONSULTATION

Environmental Health Service, Silverstone House, Ballymoss Road, Sandyford, D18
Tel: (01) 2020580

LOCATION: Blackberry Lodge, Mutton Lane, Tibradden, Dublin 16, D16NY76

DEVELOPMENT: Change of use permission from commercial use back to residential use for single storey cottage and permission to extend over and to the rear of cottage to create a 2 storey dwelling unit

APPLICANT: Neal Farrell

REF: D26A/0190 FI

RECEIVED: 11/08/2026 **RETURNED**: 12/08/2026

Observations and Recommendation on further information submitted

Documents Reviewed

1. *A plan to scale (1:500) showing the position of neighbouring dwellings waste water treatment systems (including percolation areas). Please also specify on this plan the position of* ***any wells serving these dwellings.***

The 1:500 Site Layout Plan submitted indicated the location of the **well supply to the proposed residential cottage** and is acceptable to this office subject to submission to the Planning Authority, bacteriological and chemical examination results, as per European Communities Drinking Water regulations 2023.

Advisory note to planner:

The documentation re capacity of the submitted "Wastewater Treatment systems for Small communities, Business, Leisure Centres and Hotels. EPA 1999" to be referred to Drainage Engineer, Water and Drainage Services Dept.

(EHO's are only contracted to make recommendations on the 2021, EPA Code of Practice for Domestic Wastewater Treatment Systems (PE ≤ 10).

Rose Mc Caul

Rose McCaul
SENIOR ENVIRONMENTAL HEALTH OFFICER

Dún Laoghaire-Rathdown County Council
E.H.O. PLANNING REPORT/CONSULTATION

Environmental Health Service, Silverstone House, Ballymoss Road, Sandyford, D18
Tel: (01) 2020580

LOCATION: Blackberry Lodge, Mutton Lane, Tibradden, Dublin 16, D16NY76

DEVELOPMENT: Change of use permission from commercial use back to residential use for single storey cottage and permission to extend over and to the rear of cottage to create a 2 storey dwelling unit

APPLICANT: Neal Farrell

REF: D26A/0190

RECEIVED: Weekly List No 11 **RETURNED**: 15/04/2026

Observations and Recommendations:

Before a decision is made on this application the following information is required:

1. This site layout plan to scale (1:500) must include the existing wastewater treatment system (*"Treatment systems for Small communities, Business, Leisure Centres and Hotels" EPA)* currently serving the Café, the Joinery, the Joinery School and the subject proposal: "Change of use from office to residential".

2. The location of the existing well serving the Joinery, the Joinery School, the Cafe and existing dwelling must be included in the site location map.

3. Please submit evidence of a potable water supply to serve proposed residential dwelling. Evidence must include a bacteriological and chemical examination in accordance with European Communities Drinking Water regulations 2023.

4. A plan to scale (1:500) showing the position of neighbouring dwellings waste water treatment systems (including percolation areas). Please also specify on this plan the position of **any wells serving these dwellings.** .

Advisory note:

The parent approval (D17A/0469) for Gerry Farrell Joinery works and Café is for *"Treatment systems for Small communities, Business, Leisure Centres and Hotels 1999" EPA.*

The application should be referred to Drainage Engineer in Dun Laoghaire Rathdown Water and Drainage Services Dept. (EHO's are only contracted to make recommendations on the 2021, EPA Code of Practice for Domestic Wastewater Treatment Systems (PE $\leq$ 10).

Rose McCaul

Rose McCaul
SENIOR ENVIRONMENTAL HEALTH OFFICER

APPEAL

We start this appeal with a few verifiable facts :

1. There has been a Dwelling House at this location since the 1800's as per the Historic OS Mapping copy attached.
2. Prosser's are the name of the family who resided at this location for several generations as per the Toms directory.
3. In the early 1960's the original stone built 2 Storey house was demolished due to it being deemed not fit for purpose.
4. This replacement pre-fab would have been considered a huge up-grade at the time for the family.
5. This 1960's upgrade we believe was done before the Planning and Development Act of 1963 came into being.
6. There has been un-interrupted occupation of this small property to our memory.
7. There has been continuous electric power supply to this unit which is now in Neal Farrell's name.
8. The front stone walls and wrought iron gate and railings together with the King George Royal Mail post box date back to 1920.
9. There were no observations or submissions from the community relating to this development in this very sensitive area.
10. Blackberry Lodge has its own Eircode D16NY76.
11. The change of use from dwelling to office storage (commercial) with Ruth Farrells (sisters application) was to re-assure the public that the charming streetscape would be un altered.
12. DL/R wanted the Farrell family to demolish /remove this Blackberry Lodge property
13. ABP stated that The Lodge be kept
14. Ruth Farrell lived in this Lodge until recently 2025 and managed with the assistance of An Bord Pleanala to get a replacement property adjacent to Blackberry Lodge all within Farrell Landholding.

All Neal Farrell is looking for is to up-grade his property to give it the modest size for an average family home and also to bring it in line with current Building Regulation requirements to include energy.

We ArEng Consulting Ltd considered this a relatively straightforward planning application for someone needing a house on the job.

The only difference with this house ... it has a theoretical label and therefore deemed commercial ?

DL/R response at FI stage was scripted in a way that suggested that there was no property at this location and that this was a site only.

DL/R sought a comprehensive commentary with their Further Information :

Planning FI

1. The Applicant is requested to submit a comprehensive commentary which addresses the requirements of Section 4.3.1.6. Policy Objective PHP23: Management of One-off Housing, Section 12.3.10 One-Off Housing in the Countryside and Section 12.3.10.1. Suitable Sites of Dún Laoghaire-Rathdown County Development Plan 2022-2028, comprising:

- *Applicant's full-time employment or their commitment to operate a full-time business from their proposed home in a rural area.*
- *How their existing or proposed business contributes to and enhances rural community.*
- *The nature of the Applicant's employment or business being compatible with rural areas (in order to discourage Applicants whose business is not location dependent).*
- *A map showing all existing family owned property and lands.*
- *A rationale as to why a particular site has been chose for development.*
- *A strong justification in relation to the need for an additional dwelling in the rural area.*
- *A rationale clearly detailing why a family flat is not a suitable alternative.*
- *Documentary evidence to show how the Applicant complies with rural housing policy.*
- *A site suitability report in relation to waste water treatment.*

2. *To ascertain the feasibility of any extension/refurbishment of Blackberry Lodge, the Applicant is requested to submit an up-to-date structural survey, carried out by an appropriately qualified professional.*

3. *The Applicant is requested to submit scaled and labelled existing/proposed site layout plans and clearly annotated drawings showing:*

- *All parts of existing structure for retention and demolition.*
- *Existing/proposed boundary treatments/hedgerows and vegetation.*
- *Area of rear private amenity space to serve the proposed dwelling, having regard to requirements under the Sustainable Residential Development & Compact Guidelines for Planning Authorities, 2024.*

Water & Drainage - E.H.O.
4. The Applicant is requested to submit:

a) *A revised site layout plan to scale (1:500), including the existing wastewater treatment system (Treatment systems for Small communities, Business, Leisure Centres and Hotels EPA) currently serving the Café, the Joinery, the Joinery School and the subject proposal: 'Change of use from office to residential'.*

b) *The location of the existing well serving the Joinery, the Joinery School, the Cafe and existing dwelling must be included in the site location map.*

c) *Evidence of a potable water supply to serve proposed residential dwelling. Evidence must include a bacteriological and chemical examination in accordance with European Communities Drinking Water regulations 2023.*

d) *A plan to scale (1:500) showing the position of neighbouring dwellings waste water treatment systems (including percolation areas). Please also specify on this plan the position of any wells serving these dwellings. .*

Advisory note:
The parent approval (D17A/0469) for Gerry Farrell Joinery works and Café is for 'Treatment systems for Small communities, Business, Leisure Centres and Hotels 1999' EPA.

The application should be referred to Drainage Engineer in Dun Laoghaire Rathdown Water and Drainage Services Dept. EHO's are only contracted to make recommendations on the 2021, EPA Code of Practice for Domestic Wastewater Treatment Systems (PE ≤ 10).

We felt that we had comprehensively addressed all the FI requests with our response

RECOMMENDATION

I recommend that a Decision to **REFUSE PERMISSION** is made under the Planning & Development Act 2000, as amended for the following reason(s):-

1. The Applicant has not demonstrated that the proposed dwelling is required to accommodate a person whose principal employment is intrinsically linked to the rural area, or that the Applicant's employment or business is location-dependent and contributes to or enhances the rural community to the extent necessary to justify a second additional dwelling on this landholding. It is therefore considered that the proposed development would not comply with Section 4.3.1.6. Policy Objective PHP23: Management of One-off Housing, Section 12.3.10 One-Off Housing in the Countryside nor Section 12.3.10.1 Suitable Sites of Dún Laoghaire-Rathdown County Development Plan 2022-2028.

2. The proposed dwelling would not be served by the minimum quantum of private open space required under SPPR 2 and would consequently provide an inadequate standard of residential amenity for future occupants. The subject development would therefore set a negative precedent for the area, where the objective is to protect and improve rural amenity. The development would therefore be contrary to the proper planning and sustainable development of the area.

1. **The Applicant has not demonstrated that the proposed dwelling is required to accommodate a person whose principal employment is intrinsically linked to the rural area, or that the Applicant's employment or business is location-dependent and contributes to or enhances the rural community to the extent necessary to justify a second additional dwelling on this landholding. It is therefore considered that the proposed development would not comply with Section 4.3.1.6. Policy Objective PHP23: Management of One-off Housing, Section 12.3.10 One-Off Housing in the Countryside nor Section 12.3.10.1 Suitable Sites of Dún Laoghaire-Rathdown County Development Plan 2022-2028.**

Neal Farrell is a skilled craftsman and farmer who needs to live at the existing Blackberry Lodge address. He works long hours and needs to be close to the business, the animals and the landholding. This joinery is also a training campus for the Travelling community as per the Wagon Project and this rural location is central for Wicklow, Dublin and Kildare and the travelling communities who have availed of the service.

The Donkey Sanctuary have 2 animals staying on the lands. The animals need care and attention and some of the Horses belong to the local community who also assist in the management.

Neals father Gerry will be retiring in a few years although Neal does the major share of the work at present and will be taking on the whole complex.

There was a major fire situation (2015) in the café and also some attempts of theft over the years and Neal needs to be at this location for security alone.
The Joinery / Craft training workshop / Café / Farm is an important hub for the community and
The local Larch Hall Scouts avail of the joinery workshop Craft school training and the café serves the community on a social level. Many Childrens parties take place at the Joinery as the children have access to animals, labrinths and vegetable gardens.
Neal is also an active board member of GROW and has opened up the space for GROW members to use as a place of respite and activity and all things relating to mindfulness.
The place is open 7 days and needs constant oversight.
Members of the Farrell Family are buried in the local Mount Venus Cemetery.
Neal has played Hurling for Nearby Ballyboden St Enda's. 30 years.
The Family are over 20 years entrenched in the community from sports to farming to training kids the basic skills of joinery and working with wood as well as tending animals. This farm/joinery development is intrinsically linked to the rural community

2. **The proposed dwelling would not be served by the minimum quantum of private open space required under SPPR 2 and would consequently provide an inadequate standard of residential amenity for future occupants. The subject development would therefore set a negative precedent for the area, where the objective is to protect and improve rural amenity. The development would therefore be contrary to the proper planning and sustainable development of the area.**

The house footprint takes up 50% of the property and this has been the case for centuries. There is generous grassed amenity space at the front with a small area to the rear which would be slightly reduced with the proposed much needed living space extension.
This dwelling which is Blackberry Lodge was never served with the minimum quantum of open space.
There is adequate amenity space to the front for families. There is also access to the café and yard area from the Lodge through the wall into the out-buildings and on into the enclosed yard area. There is amenity access to the 7 acres to the rear.

It must be noted that this property "Blackberry Lodge" cannot be sold as a separate entity for the following reasons:

1. The waste water Treatment System is outside the walled property and is run by the large treatment plant serving the whole develpment as shown on the 1:500 maps.
2. The drinking water comes from a well located off the property in front of the café also serving the total complex.
3. Car Parking is also off the property to the north a short walk from Blackberry Lodge and finally
4. The Farrells would not want a strange resident living on top of their business that could impact negatively on activities.

It sounds odd trying to calculate the amenity space for a historic building footprint to fit modern standards.

We cant see how this development in existence if permitted would set a negative precedent for the area as expressed by DL/R.

It is worth noting at this point that there was not one submission or observation or anything negative with this proposed development.

There is a strong housing need here for Neal, .. and there is a Lodge that could (with conversion) make a very comfortable house.
This property is as per my closing remarks with the response to further information
..... is only attractive to a member of the Farrell Family to allow them to live "over the shop" so to speak.

We would ask the Planning Commission to look at this odd situation prima facie and return a sensible outcome, ...as what are we are supposed to do with this ready to go Cottage amid a housing crisis ?

Please allow the applicant to renovate and up-grade this property by overturing the DL/R decision as per previous Farrell planning applications.

Yours Sincerely

John Loney MRIAI

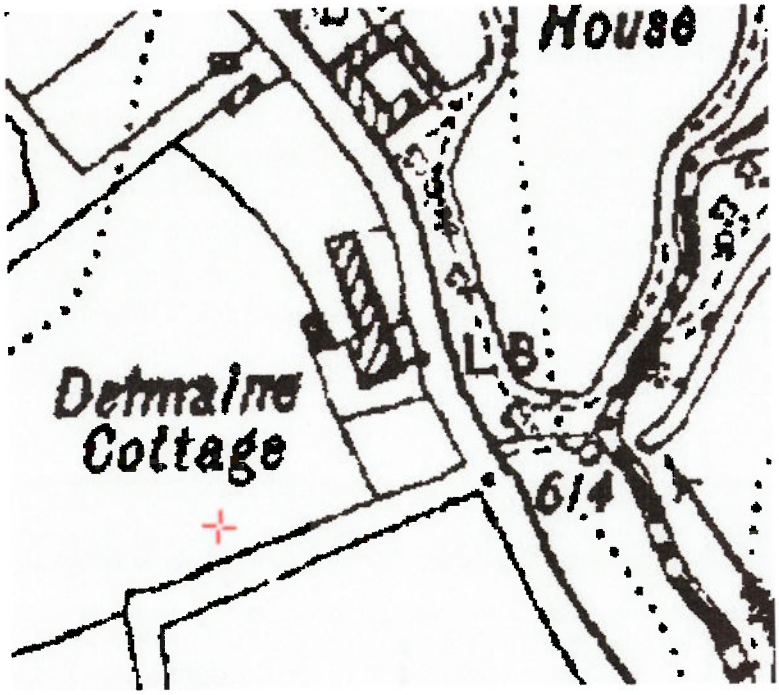
Please find attached some additional documents not submitted with the original application or the Further information namely:
Some up to date pictures / historic map
electricity bills
donkey details



Blackberry Lodge 29.09.2026



Wall mounted mail box G-R 1920's



Map showing the original property outlined in red

sse Airtricity

Invoice Number: 818552352
Account Number: 3405379
Date of Issue: 22/09/2026

Your MPRN Number is

M	10005289803		
	DG	MCC	Profile
	DG2	MCC01	03

General Enquiries
0818 40 40 70
customerservice@sseairtricity.com
Open 8am to 6:30pm Monday to Friday

Emergency Electricity
1800 372 999 [24 hours]

Supply Address:
Mr Neal Farrell
Blackberry Lodge Tibradden
Rathfarnham
Dublin
Dublin 16
D16 NY76

Visit sseairtricity.com to submit meter reads, view your bill and account details. It's also home to a range of other services such as our Help Centre, webchat, our customer charter and codes of practice. These codes outline our service commitments to our customers in a number of areas including Marketing, Billing and Vulnerable Customers. For fuel mix information see overleaf.

We now have even more ways to pay. For your range of flexible payment options, visit sseairtricity.com.

EBP.ROI.J

Summary of Payments since last statement

Description	Date	Amount €
Balance forward		58.53
Payment Received	05/08/2026	-58.53
Amount due before this bill		**0.00**

Details of Electricity Charges:

Description	Units	MIC	Rate	Amount €
SmartSaver Std 24hr	0.00		0.3622	0.00
Standing Charge P3 Dom Rural	62.00		0.8325	51.61
PSO Levy	2.00	12	1.4600	2.92
VAT			9.0%	4.90
Total Charges for this period (excl. VAT)				54.53
Total VAT				4.90
Total Charges for this period (incl. VAT)				59.43
Total Amount Outstanding				**59.43**

TOTAL DUE € 59.43

Electricity Billing Period	Payment Method	Payment Due Date
22/07/2026 to 22/09/2026	Direct Debit UMR: 3405379-355485620	06/10/2026

sse Airtricity

Customer Account No.
3405379

Amount Due
€ 59.43

Complete this slip and send with your payment to:
Accounts Receivable, SSE Airtricity Limited,
Red Oak South, South County Business Park, Leopardstown,
Dublin 18, Ireland

AN POST REF 00000034053794 000000059439 014281

PLEASE DO NOT MARK BELOW THIS LINE

REMITTANCE ADVICE

Cheques

Other

Total €

DONKEY RECORD SHEET

THE DONKEY SANCTUARY

The Donkey Record Sheet & Passport must stay with the donkey.
you record all dates of treatments carried out to your rehomed donkey.

DONKEY NAME & E no: **Rosie 372141420480844** **SEX:** Mare

DATE OF BIRTH: **3 years** **COLOUR:** Grey

BEDDING & FEEDING HISTORY: Bedded on straw. Fed grass in summer, haylage in winter and ad-lib barley straw all year around.

BEHAVIOUR: Kind, good to pick up feet.
Supervision of children is always advised.

ADDITIONAL COMMENTS:

	De-Worming *DWA to discuss individual faecal sampling before de-worming*	Farriery *Hooves to be trimmed every 6-10 weeks*	De-Lousing *Check with DWA for information*	Vaccinations *Flu/Tetanus annually. Vet to record in passport*	Dental *Annual checks required*	Welfare Visits *DWA will visit at regular intervals to offer support*	Measurements *Height in hands Heartgirth in cms*
1	Wormed on arrival 19/6/17 as per protocol with Equest Pramox. Due re sampling in 6 months - 19/12/2017	23/6/19 Due another trim as hooves were long and are prone to kink and idistort if not trimmed	Not needed	1/7/19 Equilis Prequenza TE A247A01 6-20	01/07/2019	*On delivery 20/7/19*	
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DONKEY RECORD SHEET

Dear Guardian, The Donkey Record Sheet & Passport must stay with the donkey.
We ask to you record all dates of treatments carried out to your rehomed donkey.

DONKEY NAME & E no: **Molly 24084 372141420480883** **SEX:** Mare

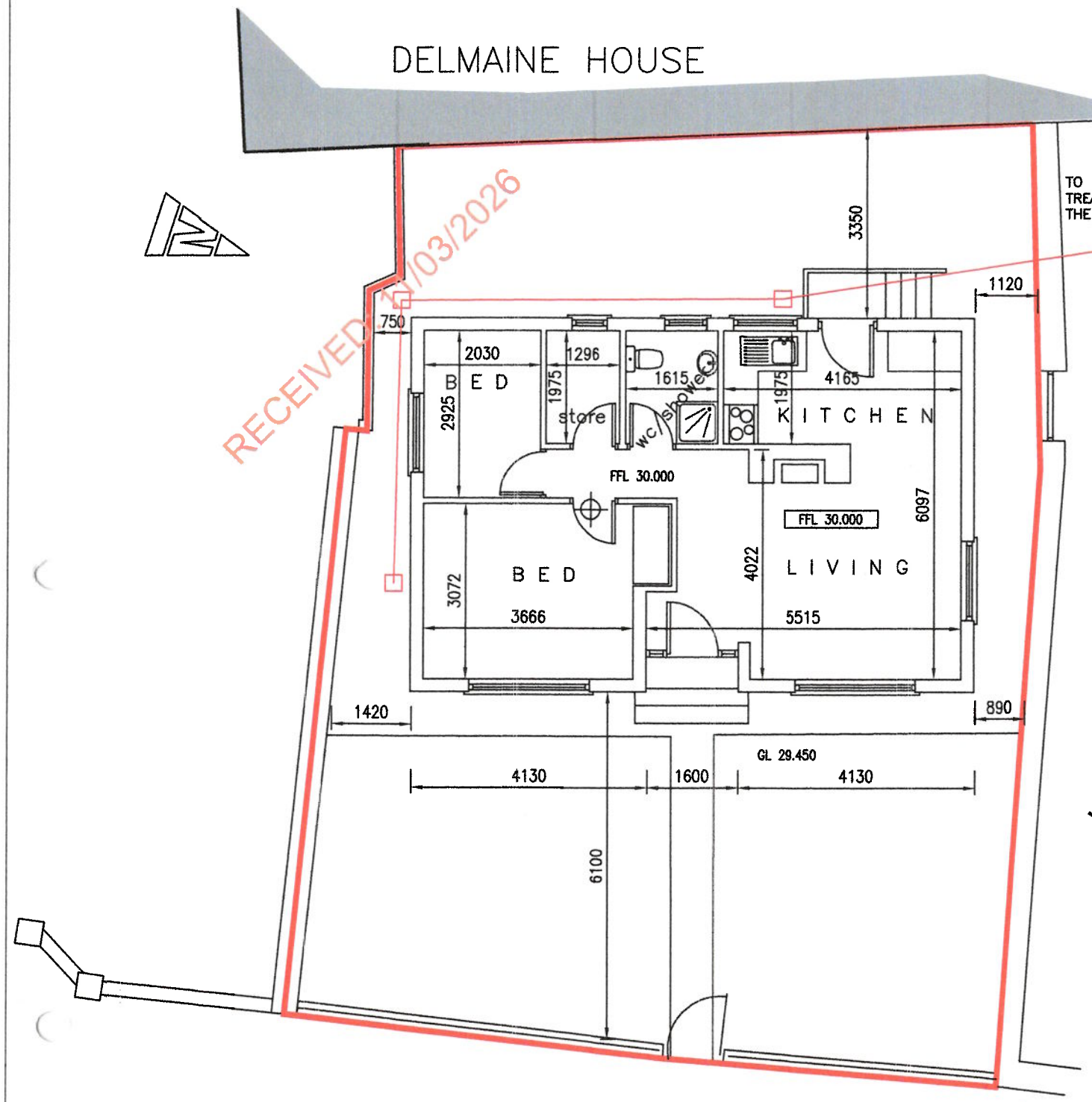
DATE OF BIRTH: **7 years** **COLOUR:** Grey

BEDDING & FEEDING HISTORY: Bedded on straw. Fed grass in summer, haylage in winter and ad-lib barley straw all year around.

BEHAVIOUR: Kind, good to pick up feet.
Supervision of children is always advised.

ADDITIONAL COMMENTS:

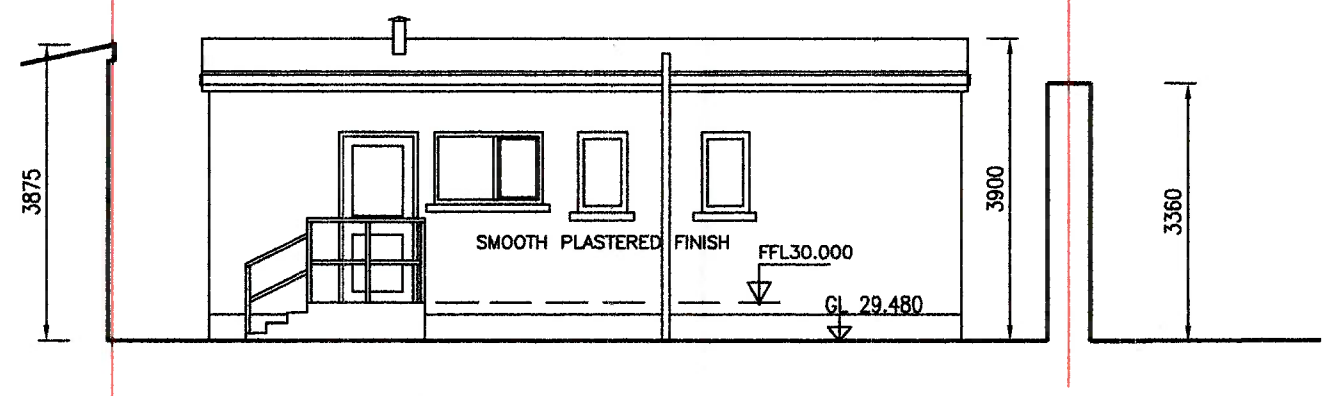
	De-Worming *DWA to discuss individual faecal sampling before de-worming*	Farriery *Hooves to be trimmed every 6-10 weeks*	De-Lousing *Check with DWA for information*	Vaccinations *Flu/Tetanus annually. Vet to record in passport*	Dental *Annual checks required*	Welfare Visits *DWA will visit at regular intervals to offer support*	Measurements *Height in hands Heartgirth in cms*
1	Wormed on arrival 19/6/17 as per protocol with Equest Pramox. Due re sampling in 6 months - 19/12/2017	23/6/19 Due another trim as hooves were long and are prone to kink and idistort if not trimmed	Not needed	1/7/19 Equilis Prequenza TE A247A01 6-20	01/07/2019	*On delivery 20/7/19*	
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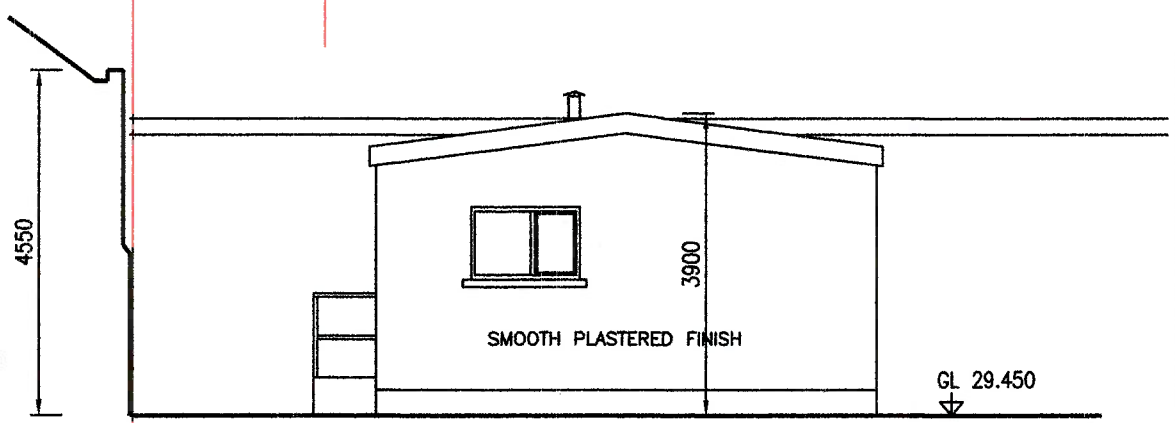
GROUND FLOOR PLAN
55.0 m2



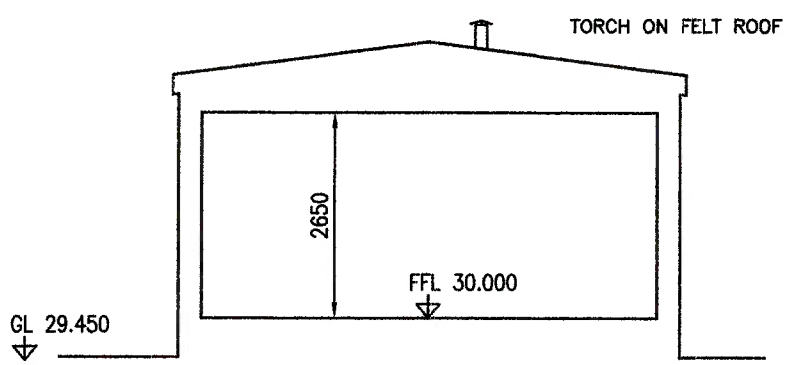
FRONT ELEVATION (East)



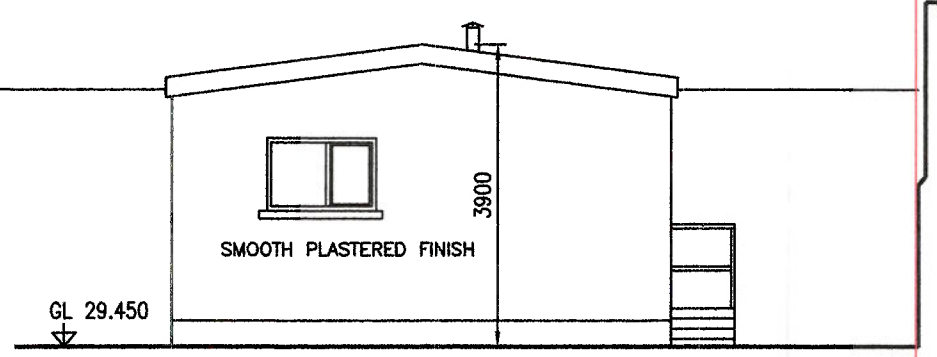
REAR ELEVATION (West)



SIDE ELEVATION (North)



TYPICAL SECTION



SIDE ELEVATION (South)

*** DO NOT SCALE USE FIGURED DIMENSIONS ONLY ***

REV:	BY:	AMENDMENTS:	DATE:

DRAWN BY: JL	TECH. CHECK: JMCL
SCALE: 1: 100 @ A3 / SIZE: A3	ENG. CHECK: HALJ
DATE: JAN 2026	APPROVED: JL

DRAWING STATUS: FOR PLANNING

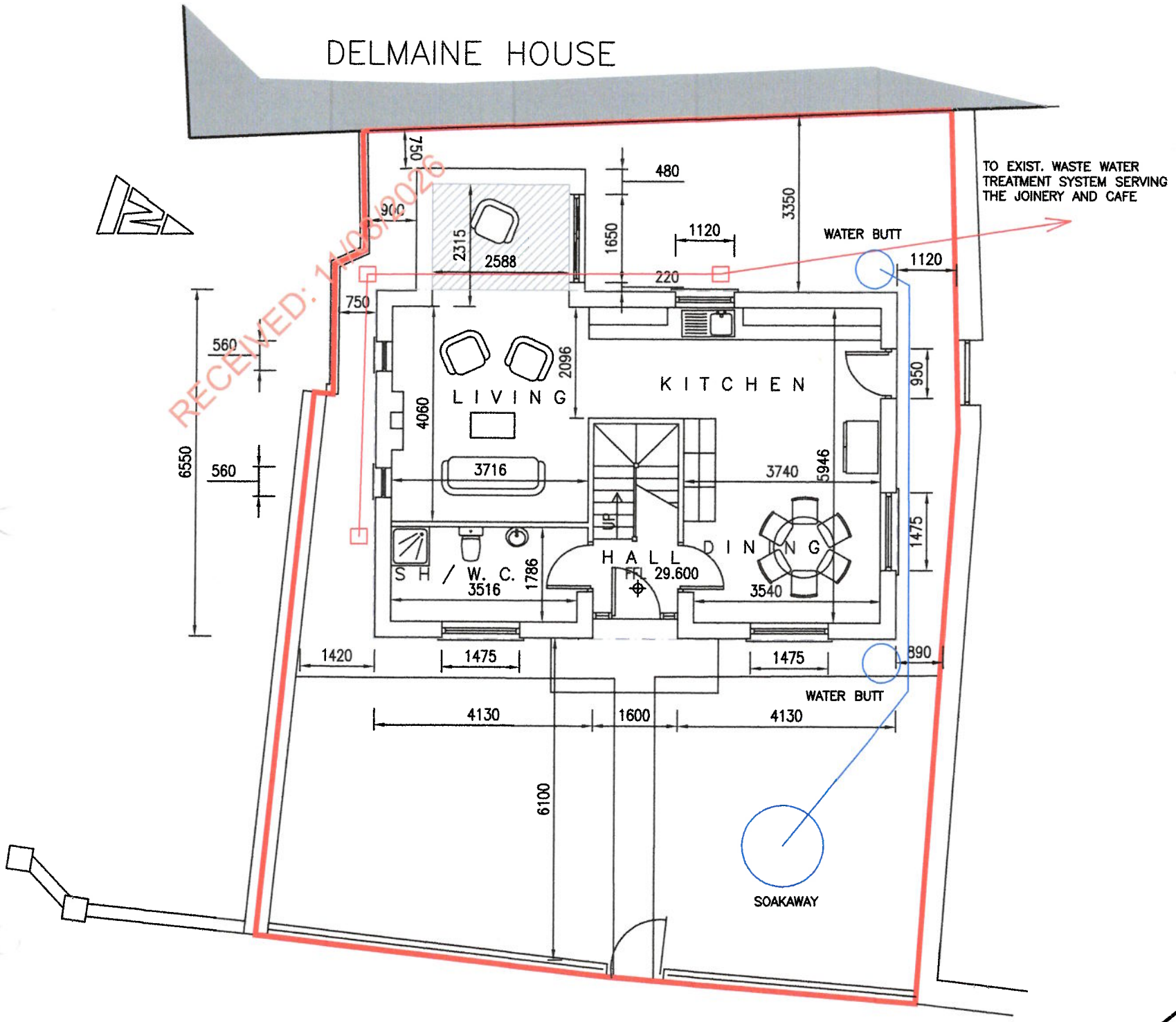
CLIENT: NEAL FARRELL

JOB TITLE: BLACKBERRY LODGE

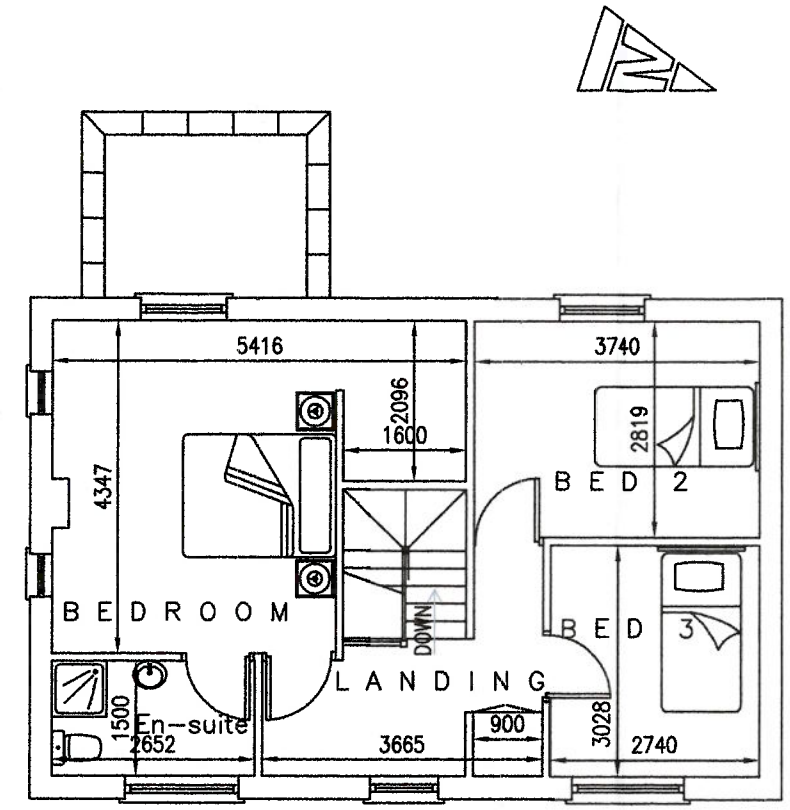
DRAWING TITLE: EXISTING PLANS ELEVATIONS & SECTION

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045 436677 087 6048115 john@areng.ie

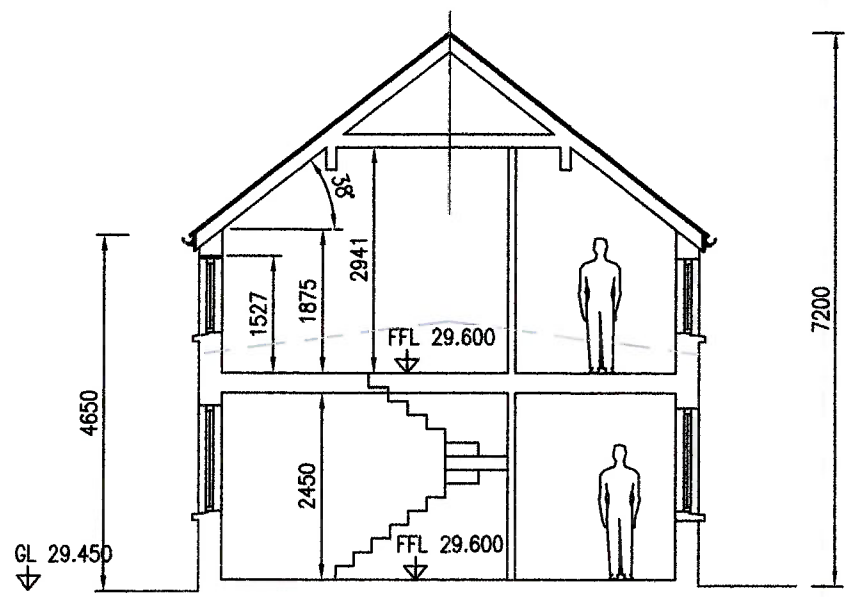
JOB No:	DRAWING No:	REV:
26-5835	101	



GROUND FLOOR PLAN
60.0 m2



FIRST FLOOR PLAN
55.0 m2



TYPICAL SECTION

*** DO NOT SCALE USE FIGURED DIMENSIONS ONLY ***

REV:	BY:	AMENDMENTS:	DATE:
A	JL	FOR DISCUSSION	AUG 2025

DRAWN BY: JL	TECH. CHECK: JMCL
SCALE: 1: 100 @ A3 / SIZE: A3	ENG. CHECK: HALJ
DATE: JAN 2025	APPROVED: JL

DRAWING STATUS: FOR PLANNING

CLIENT: NEAL FARRELL

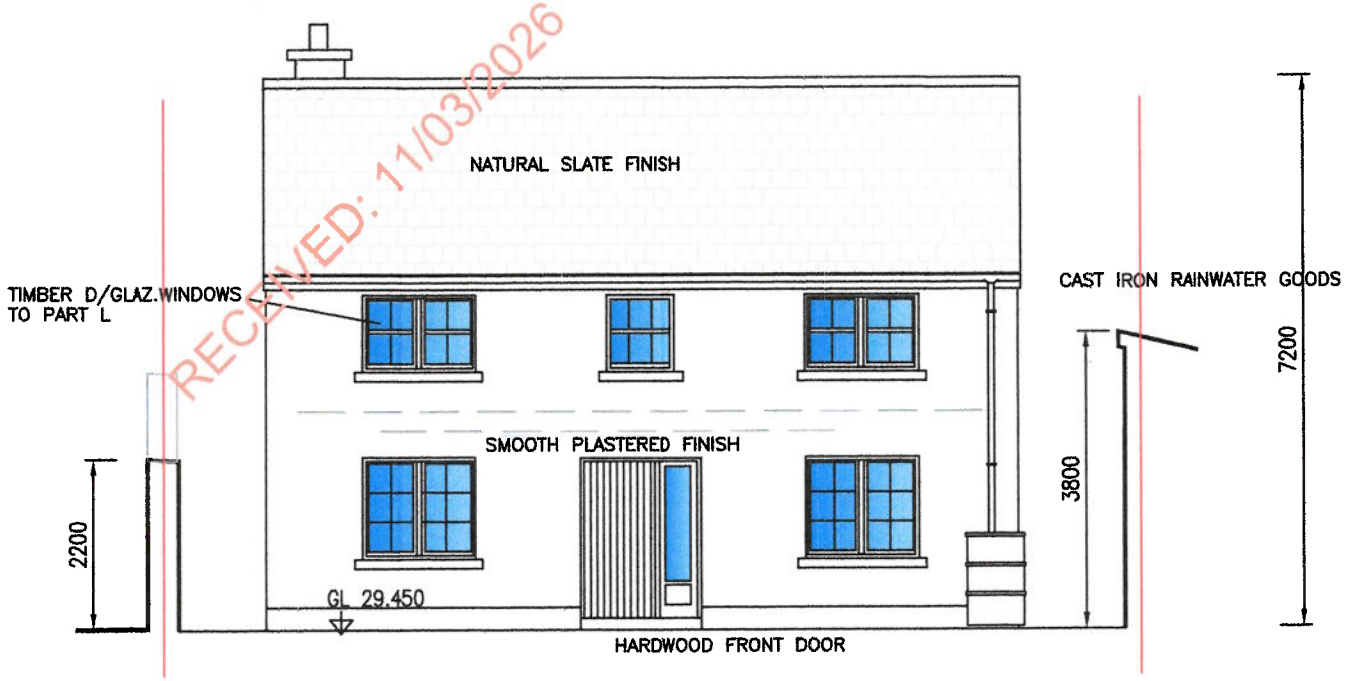
JOB TITLE: BLACKBERRY LODGE

DRAWING TITLE: PROPOSED PLANS & SECTION

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JOB No:	DRAWING No:	REV:
26-5835	102	

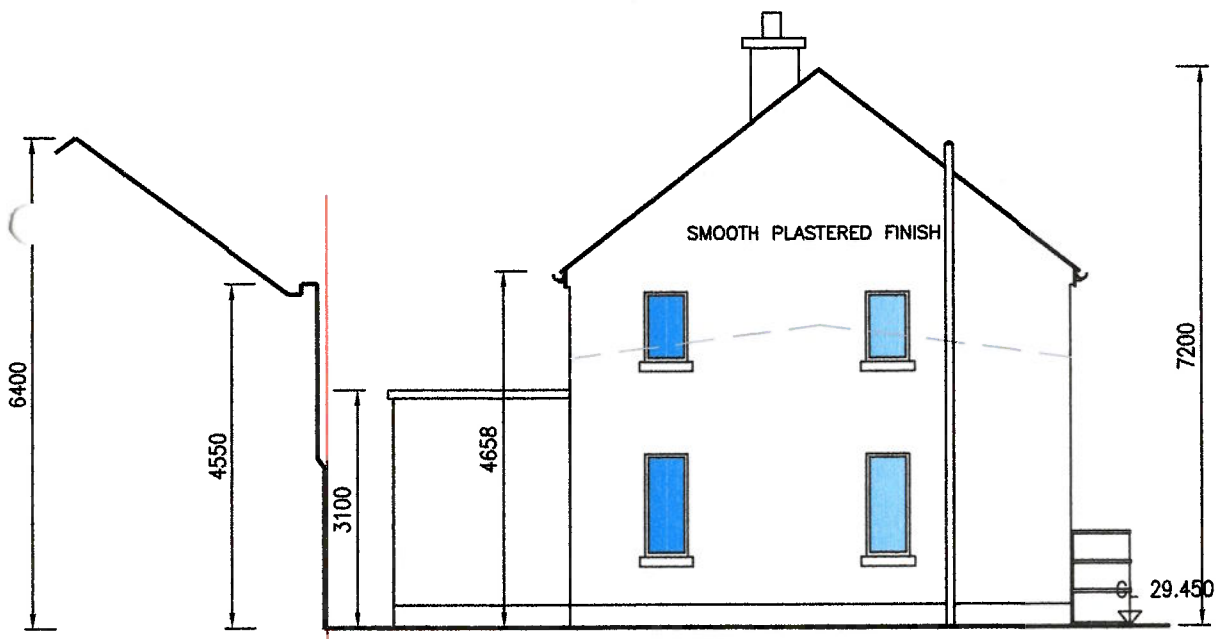
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FRONT ELEVATION (East)



REAR ELEVATION (West)



SIDE ELEVATION (South)



SIDE ELEVATION (North)

*** DO NOT SCALE USE FIGURED DIMENSIONS ONLY ***

REV:	BY:	AMENDMENTS:	DATE:
A	JL	FOR PLANNING	MAR 2026

DRAWN BY: JL		TECH. CHECK:	JMCL
SCALE: 1: 100 @ A3	SIZE: A3	ENG. CHECK:	HALJ
DATE: JAN 2026		APPROVED:	JL

DRAWING STATUS: FOR PLANNING

CLIENT: NEAL FARRELL

JOB TITLE: BLACKBERRY LODGE

DRAWING TITLE: PROPOSED ELEVATIONS

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CAFE

JOINERY SCHOOL

SHOP

BLACKBERRY LODGE

FFL 30.000

29.400

29.450

29.480

EXISTING 2 STOREY DWELLING
DELMAINE HOUSE

MUTTON LANE

*** DO NOT SCALE USE FIGURED DIMENSIONS ONLY ***

REV:	BY:	AMENDMENTS:	DATE:

DRAWN BY: JL	TECH. CHECK: JMCL
SCALE: 1: 200 @ A3 — SIZE: A3	ENG. CHECK: HALJ
DATE: JAN 2026	APPROVED: JL

DRAWING STATUS: FOR PLANNING

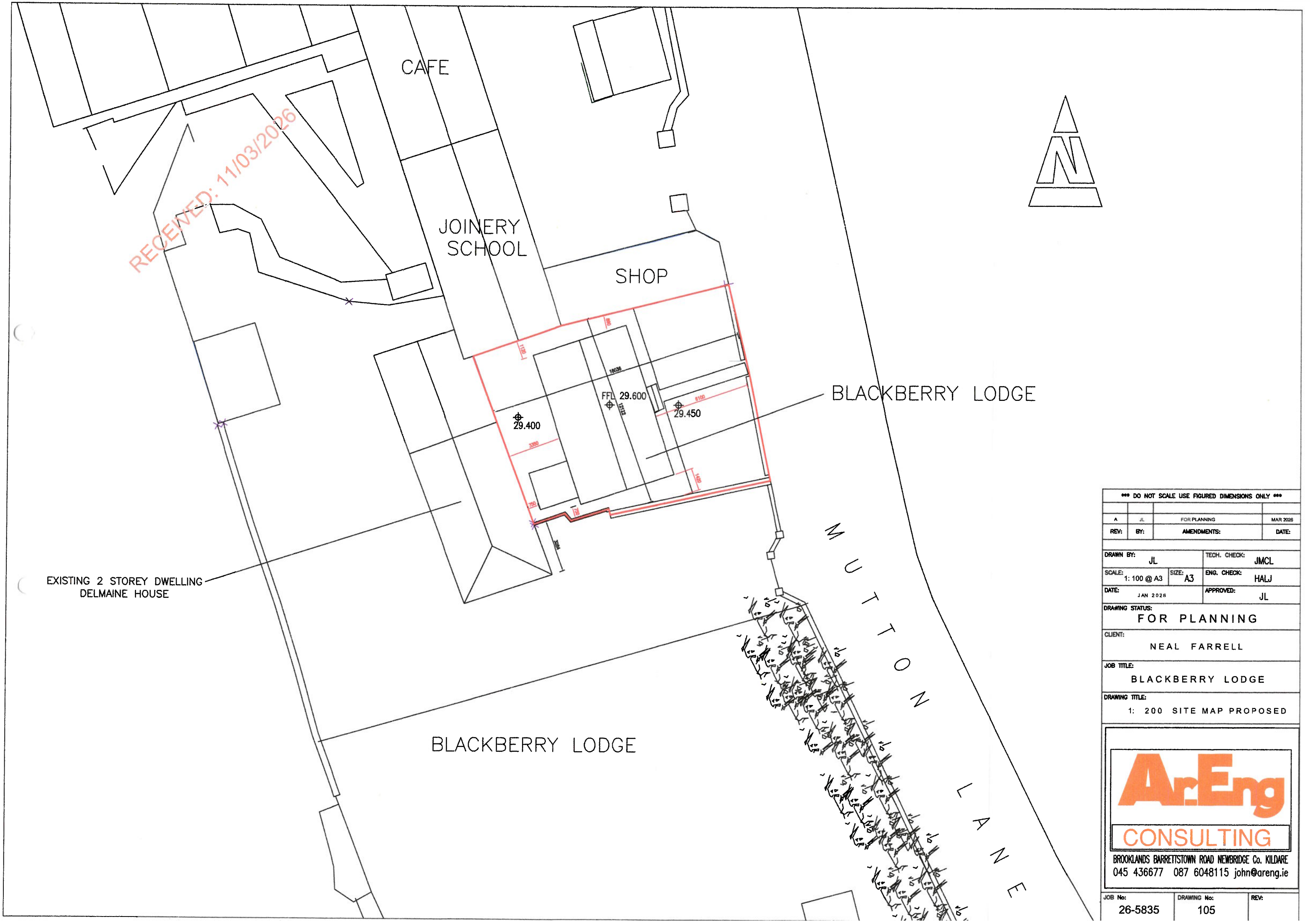
CLIENT: NEAL FARRELL

JOB TITLE: BLACKBERRY LODGE

DRAWING TITLE: 1: 200 SITE MAP EXISTING

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JOB No:	DRAWING No:	REV:
26-5835	104	



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REV:	BY:	AMENDMENTS:	DATE:
A	JL	FOR PLANNING	MAR 2026

DRAWN BY: JL		TECH. CHECK:	JMCL
SCALE: 1: 100 @ A3	SIZE: A3	ENG. CHECK:	HALJ
DATE: JAN 2026		APPROVED:	JL

DRAWING STATUS: FOR PLANNING

CLIENT: NEAL FARRELL

JOB TITLE: BLACKBERRY LODGE

DRAWING TITLE: 1: 200 SITE MAP PROPOSED

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RECEIVED: 11/03/2026



EXISTING CONTIGUOUS FRONT ELEVATION (East)



PROPOSED CONTIGUOUS FRONT ELEVATION (East)

*** DO NOT SCALE USE FIGURED DIMENSIONS ONLY ***

REV:	BY:	AMENDMENTS:	DATE:
A	JL	FOR PLANNING	MAR 2026

DRAWN BY: JL			TECH. CHECK: JMCL
SCALE: 1: 100 @ A3	SIZE: A3		ENG. CHECK: HALJ
DATE: JAN 2026			APPROVED: JL

DRAWING STATUS: FOR PLANNING

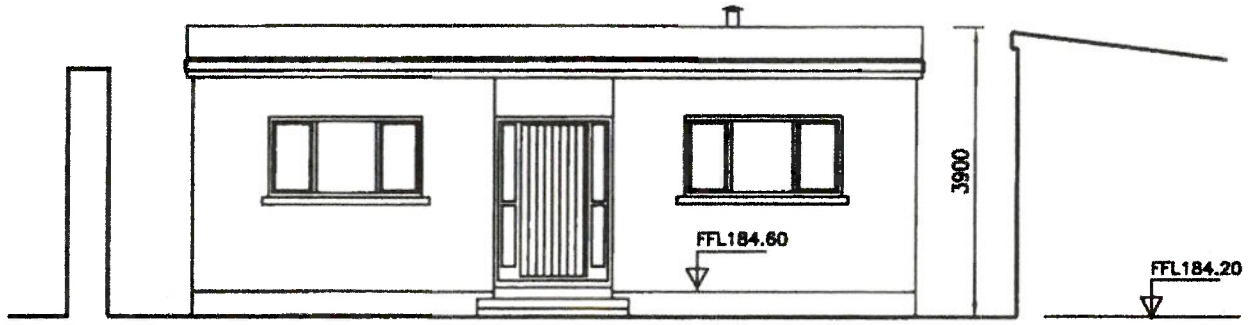
CLIENT: NEAL FARRELL

JOB TITLE: BLACKBERRY LODGE

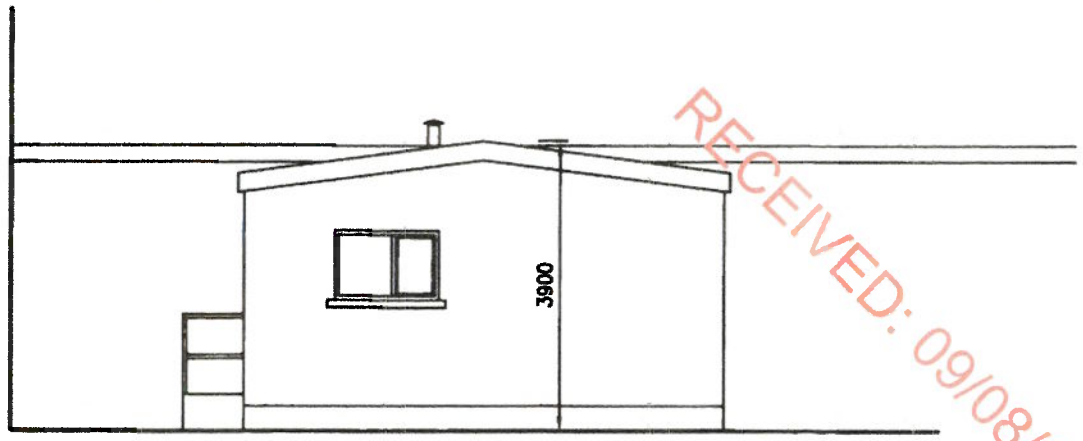
DRAWING TITLE: PROPOSED CONTIGUOUS ELEVATIONS

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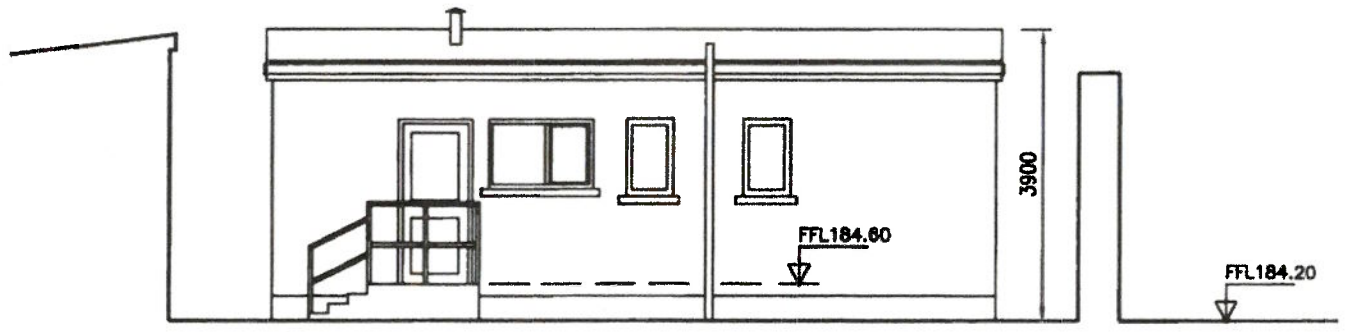
JOB No:	DRAWING No:	REV:
26-5835	107	



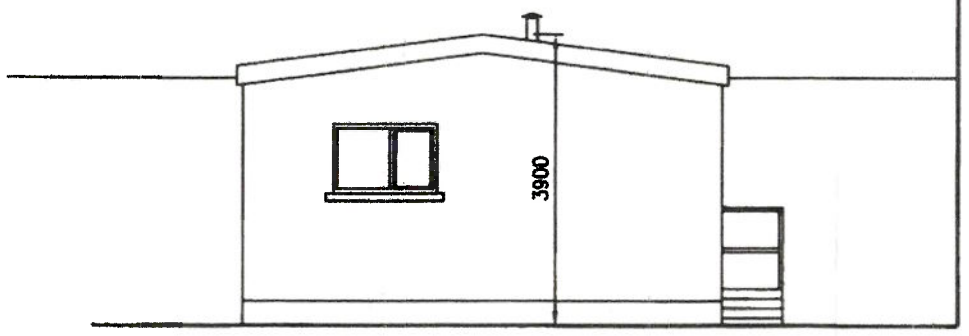
FRONT ELEVATION (East)



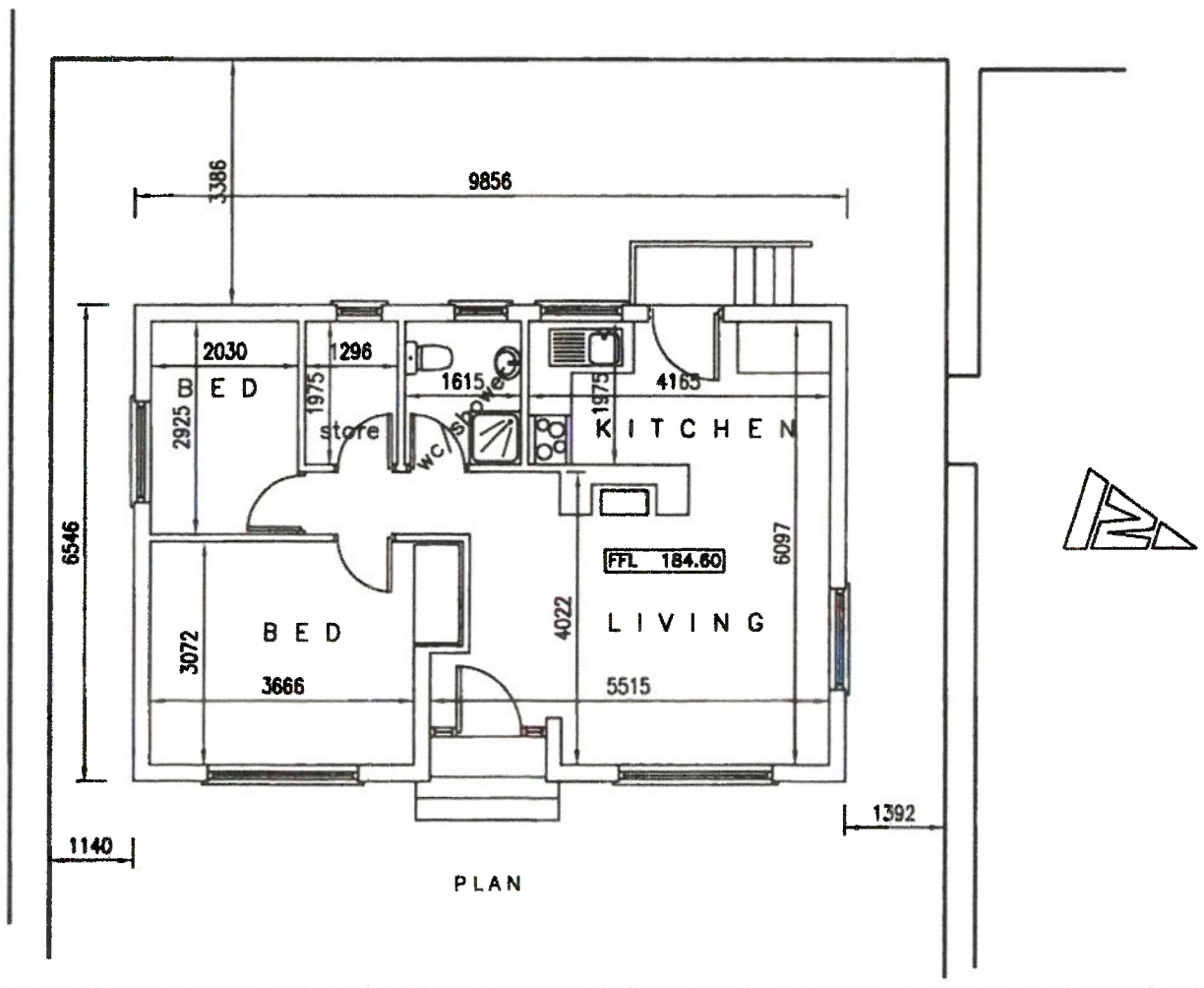
SIDE ELEVATION (North)



REAR ELEVATION (West)



SIDE ELEVATION (South)



PLAN

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D 21A/0670 21 JUL 2021

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REV:	BY:	AMENDMENTS:	DATE:
B	JL	for planning	JUNE 2020
A	JL	for planning	MAY 2020

DRAWN BY: JL		TECH. CHECK: JL	
SCALE: 1:100@A3	SIZE: A3	ENG. CHECK: JD	
DATE: 15.06.21		APPROVED: JD	

DRAWING STATUS: FOR PLANNING

CLIENT: GERRY FARRELL RUTH FARRELL AND DECLAN O'DONNELL

JOB TITLE: PROPOSED REPLACEMENT HOUSE AND CHANE OF USE OF EXIST. HOUSE TO OFFICE AND STORAGE

DRAWING TITLE: EXISTING PRE-FAB DWELLING

Fitzsimons Doyle & Associates
220 Harolds Cross Road, Dublin 6w
Tel: +353 (0) 4068011 Fax: +353 (0) 4067018
Web: www.fdaconsulting.ie Email: admin@fdaconsulting.ie

JOB No:	DRAWING No:	REV:
19-4885	201	A

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MUTTON LANE

CAR PARK

PADDOCKS

TEMPORARY BUILDINGS / OFFICE

WASTE WATER TREATMENT PLANT &
PERCOLATION AREA

FARRELL
JOINERY WORKSHOP

HAZEL HOUSE CAFE

WELL

CRAFT
SCHOOL

ANIMAL SHEDS

BLACKBERRY LODGE

EXISTING 2 STOREY DWELLING
DELMAINE HOUSE

SEPTIC TANK

MUTTON LANE

RUTH FARRELL REPLACEMENT PROPERTY
FARM MANAGERS HOUSE

TIBRADEN LANE

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REV:	BY:	AMENDMENTS:	DATE:
A	JL	FOR PLANNING	AUG 2026

DRAWN BY: JL		TECH. CHECK: JMCL	
SCALE: 1: 500 @ A3	SIZE: A3	ENG. CHECK: HALJ	
DATE: AUG 2026		APPROVED: JL	

DRAWING STATUS: FOR PLANNING

CLIENT: NEAL FARRELL

JOB TITLE: BLACKBERRY LODGE

DRAWING TITLE: 1: 500 SITE MAP

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045 436677 087 6048115 john@areng.ie

JOB No:	DRAWING No:	REV:
26-5835	NF02	