

Kieran O'Malley+Co.Ltd.

Town Planning Consultants

Kieran O'Malley and Co. Ltd.,
2, Priory Office Park
Stillorgan Road
Blackrock
Co. Dublin
A94 P281

DIRECTORS: JOHN O'MALLEY BA BAI MRCP Dip.EIAMgt. Dip.Env.Eng. MIEI. MIPI. MRTPI
RAYMOND O'MALLEY BA BAI MURP Dip.EIAMgt. MIEI

Tel: +353 1 2832077 / 2835156
E-mail: info@kom.ie
Website: www.kom.ie

1st October 2026

The Secretary
An Coimisiún Pleanála
64 Marlborough Street
Dublin 1

AN COIMISIÚN PLEANÁLA
LDG- FEE-PAY-004710
ACP- _____
01 OCT 2026
Fee: € 220 Type: CHA
Time: 12.02 By: HAND

Reg. Ref.: D26A/0533/WEB

Proposal: The proposed development will principally consist of: the demolition of the existing single-storey service garage structure and attached shed (43 sq m); and the construction of a replacement car service garage building (206 sq m) ranging in height from 1 No. to 2 No. storeys. The development will also provide roof lights, an automatic roller shutter door to the east elevation, 2 No. steel bollards; and all associated site development works above and below ground at Site of approximately 0.019 Ha at No. 4 Rere of Arbourfield Terrace, Dundrum Road, Dublin 14, D14FP63.

Decision Date: 4th September 2026

Appeal By: 1st October 2026

Re: THIRD PARTY PLANNING APPEAL

Dear Sir or Madam,

This is a third party planning appeal by **Lynne McLoughlin, Duneeda Investments Ltd., 5B, Rere of Arbourfield Terrace, Dundrum Road, Dublin, D14 E337** against the notification of decision to grant permission for the above proposed development. Attached is a cheque for € 220, a copy of the local authority decision, and a copy of our client's receipt for submission from the planning authority. Our client has a number of planning concerns relating to this proposal that warrant a planning refusal; namely, the unsustainable intensification of use, no external car parking and associated congestion, climate change and no SuDS proposals, and the non-compliant building line. Each is addressed:

From the application form, the existing service garage and shed have a combined stated floor area of 43 sq.m. whereas the proposed garage would be 206 sq.m.; an increase of 163 sq.m. or 379%. The most recent occupant of the service garage, which according to our client, has been vacant for in the order of a year, serviced a single car at any one time i.e. it was a person operation. From a review of the lodged plans, it is clear that there would be a significant intensification of use on the site that will result in more customers, more employees, more vehicles being serviced at any one time, more deliveries, more tow trucks, etc.

Notwithstanding the clear intensification of use, it is submitted to the Commission that the proposed floor plans present little information as to how the proposed garage would operate and due to the 100% site coverage, there is no room for any external car parking associated with the proposal. In our opinion, the

Council has erred by issuing a decision to grant without obtaining operational information about the proposal and thus making a fully qualified assessment of the potential impact of what will be a significant intensification of use. The capital investment required to construct the proposed development is clearly intended to provide for a substantial commercial operation at this location. It is our position that the proposal would result in an unacceptable and unsustainable intensification of this site due to the over development of the site.

The overdevelopment of the site is most pronounced with the lack of any external car parking for the proposal. The Commission is reminded that the proposal is for a service garage, so it will exclusively deal with cars. Those cars will either be driven there or brought by tow truck. There is no room externally to 'drop off' cars and the primary workshop spaces including the car lift are towards the front of the garage, so there is extremely limited room within the site to receive customer vehicles while other cars are being worked on. A site visit on 30th September 2026 confirmed indiscriminate illegal parking in front of the site and on the adjoining footpaths – see Photo Nos. 1 and 2 attached. The Commission should note that the service garage is currently closed and there were cars parking directly across it. Also, most of the cars in the photos are parked on double yellow lines. It must follow that the significant intensification of use of this site would exacerbate illegal parking, create a traffic hazard for pedestrians and motorists, and would create further congestion at a location that is already unacceptable to cater for the traffic demand from existing commercial premises.

How can a proposal that would result in 100% site coverage with no obvious proposals or ability to comply with SuDS measures, urban greening, etc. be consistent with the Council's policy on climate change? For example, 3.4.4.1 Policy Objective CA18: Urban Greening states; *"It is a Policy Objective to retain and promote urban greening – as an essential accompanying policy to compact growth – which supports the health and wellbeing of the living and working population, building resilience to climate change whilst ensuring healthy placemaking."* It occurs to us that the proposal is contrary to this policy objective. We note that condition no. 3(a) of the Council's decision attempts to deal with surface water and SuDS as compliance with policy objective EI6 Sustainable Drainage Systems but that would appear to be unachievable having regard to the design of the building and its 100% site coverage.

Finally, there is a very clear and distinctive building line formed by the successful redevelopment of properties north and south of the appeal site. Any redevelopment of this site must respect that building line. To permit this unacceptable intensification of use without insisting that the developer complies with the building line is bad planning. The Council's development management standards are very clear about building lines when developing mews laneways and the same, logical approach to site layout planning and visual amenity should apply at this site. Maintaining the established building line might enable the applicant to address car parking /drop off area for their customers, and it might also mitigate congestion at the rear of Arbourfield Terrace.

The Commission is invited to refuse planning permission for the reasons set out above.

In the event that it elects to grant permission, the demolition of the existing building and subsequent construction works will generate significant levels of noise, vibration, dust, traffic movements and general disruption over a prolonged period. Our client's office is located on the south side of the development site (to

the left as you face the site) and they occupy the ground floor. The office is a single fronted building, and their desks are located adjacent to the boundary wall with the development site. As an adjoining occupier, our client is particularly concerned about:

- The impact of sustained construction noise on their ability to conduct meetings, telephone calls and normal business operations.
- The potential for excessive noise which could be dangerous to human health thereby affecting the health and safety of staff and visitors.
- Vibration arising from demolition, excavation and piling works, with the potential to affect adjoining structures, office equipment and the working environment.
- Dust and airborne particles affecting the health and safety of staff and visitors and the operation of office equipment.
- Obstruction or restriction of pedestrian and vehicular access to our property for staff, visitors, deliveries and emergency services.
- Interruption of electricity, water, drainage, telecommunications or broadband services that are essential to the operation of our business.
- Construction traffic and site management arrangements that could adversely affect access to neighbouring premises.
- The cumulative impact of these issues over what may be an extended construction programme.

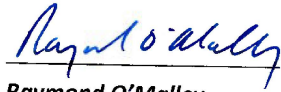
Our client respectfully requests that, if permission is granted, the Commission attach the following minimum planning conditions requiring:

1. A detailed Construction Environmental Management Plan (CEMP) and Construction Management Plan (CMP) to be submitted and approved before any works commence.
2. Strict controls on working hours for demolition, excavation and construction activities, with no works outside permitted hours except in genuinely exceptional circumstances authorised by the Planning Authority.
3. Comprehensive dust suppression measures, including continuous monitoring where appropriate, wheel washing, covered loads, regular cleaning of adjoining footpaths and roads, and measures to prevent dust leaving the site.
4. Noise and vibration management measures, including compliance with recognised standards, ongoing monitoring where appropriate, and procedures for responding promptly to complaints from neighbouring occupiers.
5. Protection of neighbouring properties from structural damage arising from demolition, excavation or piling, including pre-construction condition surveys and appropriate monitoring during the works.
6. Continuous and safe pedestrian and vehicular access to adjoining businesses throughout the construction period, together with clear signage and appropriate traffic management.
7. Protection of existing utility services and advance notification to affected occupiers of any unavoidable interruption to essential services.
8. The appointment of a dedicated community and business liaison officer with responsibility for maintaining regular communication with neighbouring occupiers regarding the construction programme, particularly disruptive activities and any changes affecting access or services.

9. A clear complaints procedure requiring the developer to investigate and respond promptly to concerns raised by neighbouring businesses.

Please acknowledge receipt of this appeal and direct all future correspondence to this office.

Regards,



Raymond O'Malley

Kiaran O'Malley & Co. Ltd.

ROM: rom

- | | | |
|------------|----|---|
| Enclosures | 1. | Appeal fee of € 220 |
| | 2. | Copy of receipt for submission by DLRCC |
| | 3. | Copy of DLRCC decision |



Photo No. 1

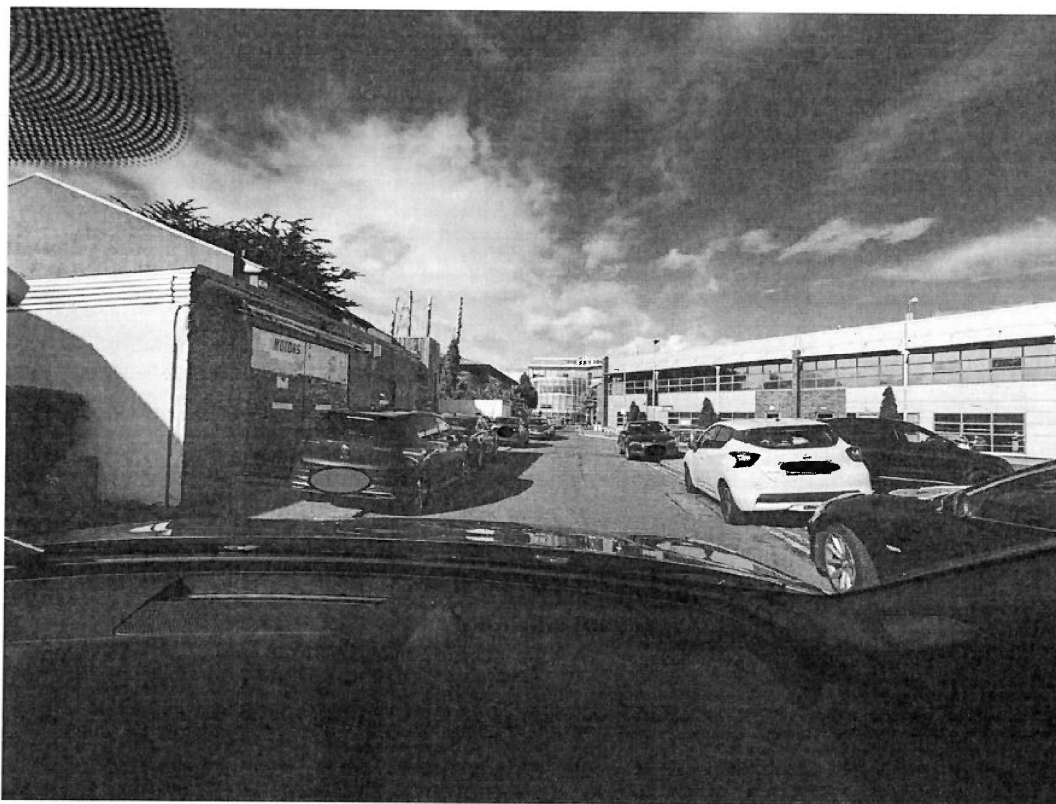


Photo No. 2

Ms Lynne McLoughlin
Duneeda Investments Ltd
5B, Rere of Arbourfield Terrace
Dundrum Road
Dublin
D14E337

Receipt for Submission

Date: 13-Aug-2026

Register Ref: D26A/0533/WEB **Date Recd:** 14-Jul-2026
Development: The proposed development will principally consist of: the demolition of the existing single-storey service garage structure and attached shed (43 sq m); and the construction of a replacement car service garage building (206 sq m) ranging in height from 1 No. to 2 No. storeys. The development will also provide roof lights, an automatic roller shutter door to the east elevation, 2 No. steel bollards; and all associated site development works above and below ground.

Location: Site of approximately 0.019 Ha at No. 4 Rere of Arbourfield Terrace, Dundrum Road, Dublin 14, D14FP63
Applicant: Barry Napier
App. Type: Permission

Dear Sir/Madam

I wish to acknowledge receipt of your submission/observation in relation to the above planning application.

All documents are available to view on-line.

You will be notified of the Council's decision in due course.

Please note that, in accordance with Section 251 of the Planning and Development Act, 2000, "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**".

Please note, in accordance with Article 35 of the Planning and Development Regulations 2001 – 2012, persons who made a submission or observation on a planning application will only be notified of the receipt of Further Information(FI) or Clarification of Further Information (CFI), where that FI or CFI is considered significant and requires new public notices.

PLEASE RETAIN THE ATTACHED ACKNOWLEDGEMENT OF RECEIPT OF SUBMISSION OR OBSERVATION. A PERSON MAKING AN APPEAL TO AN COIMISIUN PLEANALA MUST INCLUDE IN THEIR APPEAL THIS ACKNOWLEDGEMENT BY THE PLANNING AUTHORITY OF RECEIPT OF THE SUBMISSION/OBSERVATION.

Yours faithfully

Bernie Gilsenan

for SENIOR EXECUTIVE OFFICER

(email: planning@dlrcoco.ie telephone: 01-2054863)

**ACKNOWLEDGEMENT OF RECEIPT OF SUBMISSION OR OBSERVATION
ON A PLANNING APPLICATION**

THIS IS AN IMPORTANT DOCUMENT

Keep this document safely. You will be required to produce this acknowledgement to An Coimisiún Pleanála if you wish to appeal the decision of the Planning Authority. It is the only form of evidence which will be accepted by An Coimisiún Pleanála that a Submission or Observation has been made to the Planning Authority on the Planning Application.

DÚN LAOGHAIRE RATHDOWN COUNTY COUNCIL

Planning Application Reference Number: D26A/0533/WEB

A Submission/Observation in writing has been received from:

Ms Lynne McLoughlin
Duneeda Investments Ltd
5B, Rere of Arbourfield Terrace
Dundrum Road
Dublin
D14E337

On: 13/08/2026 in relation to the above planning application.

The appropriate fee of €20 has been paid. (fee not applicable to prescribed bodies / Local Authority Elected Members).

The submission/observation is in accordance with the appropriate provisions of the Planning and Development Regulations 2001, (as amended) and will be taken into account by the Planning Authority in its determination of the planning application.

Bernie Gilsean

For Senior Executive Officer

Date 13/08/2026

Planning Authority Stamp

13/08/2026

PCL XL error

Warning: IllegalMediaSource

Sadhbh O'Connor
Thornton O'Connor Town Planning
1, Kilmacud Road Upper
Dundrum
D14EA89

04-Sep-2026

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

Order Number P/1786/26	Date of Order 04-Sep-2026
Register Reference D26A/0533/WEB	Date Received 14-Jul-2026
National Portal Ref: 120000106818	

Applicant:

Barry Napier

Development:

The proposed development will principally consist of: the demolition of the existing single-storey service garage structure and attached shed (43 sq m); and the construction of a replacement car service garage building (206 sq m) ranging in height from 1 No. to 2 No. storeys. The development will also provide roof lights, an automatic roller shutter door to the east elevation, 2 No. steel bollards; and all associated site development works above and below ground.

Location:

Site of approximately 0.019 Ha at No. 4 Rere of Arbourfield Terrace, Dundrum Road, Dublin 14, D14FP63

Site Area:

189sq.m

Time Extension up to and including:

Additional Info.

Requested/Received:

Dear Sir / Madam

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

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

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

Signed on behalf of Dún Laoghaire-Rathdown County Council.

Tricia Reidy

for Senior Executive Officer

First Schedule

Reasons and Considerations

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

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 replacement and extensions to an existing car service garage structure in a fully serviced urban location, it is considered that there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and as such, a screening determination is not required.

Second Schedule

Conditions

1. The development shall be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.

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

2. All external finishes shall harmonise in material, colour and texture with the details indicated on the plans and particulars submitted with the application unless otherwise agreed in writing with the Planning Authority

REASON: In the interest of visual amenity.

3. a) Prior to commencement of development the applicant shall submit to the planning authority for its written agreement a drainage proposal that is in accordance with Section 10.2.2.6 Policy Objective EI6: Sustainable Drainage Systems of the County Development Plan 2022-2028, specifically, that all surface water runoff generated by the development is infiltrated or reused locally within the property curtilage with no overflow to the public sewer. This can be via a soakaway, rain garden, raised rainwater planter, rainwater harvesting system, permeable paving designed with an allowance for roof discharge (e.g. diffuser box) etc. If the applicant does not consider infiltration a feasible solution, the applicant shall prove that by submitting a report, signed by a Chartered Engineer, showing an infiltration test (with results, photos, etc) and shall propose an alternative SuDS measure for agreement with Water Services.

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

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

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

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

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

5. a) During the construction phase all reasonable measures shall be taken to reduce potential impacts relating to noise nuisance and disturbance and vibrational impacts to an acceptable level. Noise levels shall be controlled and monitored to ensure that site construction activities do not have an adverse or unacceptable impact on local receptors, adjacent property, adjacent users and human health and on the wider receiving environment.

b) Site development and building works shall be restricted to: 7.00am to 7.00pm Monday to Friday; 8.00am to 2.00pm Saturday; No works allowed Sunday or Bank Holidays; Any works/activity outside of these stated hours must have prior approval from DLRCC planning department.

c) A Public Liaison Plan shall be developed and implemented for the duration of the works. A community Liaison Officer shall be appointed as a single point of contact to engage with the local community and respond to concerns. Local residents shall be informed of progress and timing of significant construction activities that may impact on them. A notice at the site entrance will identify the proposed means for making a complaint and a complaints log recording all complaints received and follow up actions will be kept for review by this office upon request.

d) The premises shall be suitably insulated and operated so that there is no breakout of noise which could have a significant impact on the background noise levels at the façade of any nearby residential units or noise sensitive locations. The rated noise levels from the proposed development shall not constitute reasonable grounds for complaints provided for in BS 4142 Methods for rating industrial and commercial noise. Clearly audible impulsive or tonal noise at noise sensitive locations during night shall be avoided irrespective of the noise level.

e) The use hereby permitted shall operate only between the hours of 08:00 to 18:00 Monday to Saturday unless otherwise agreed in writing with the Planning Authority.

f) Ensure there is adequate storage for waste disposal and recycling facilities on site to the satisfaction of the County Council. Such storage facilities must be pest proof and secure, the area should be located so that it does not cause nuisance by way of smell, noise or attraction of vermin or animals to any area or neighbouring area. Bin storage facilities should be adequately serviced with a water supply, adequate lighting, drainage and ventilation.

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

6. a) Odours / Air Quality

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

b) Operational Waste Management

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

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

c) Management of Construction Waste

All waste arising from this development shall be dealt with in accordance with the Waste Management Act 1996 (As Amended) and associated regulations

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.

7. The Developer shall, prior to commencement or as otherwise agreed in writing with the Planning Authority, pay the sum of €199.20 to the Planning Authority as a contribution towards expenditure that was/or is proposed to be incurred by the Local Authority in respect of the provision of Surface Water Infrastructure benefiting development in the area of the Planning Authority, as provided for in the Development Contribution Scheme 2023-2028 made by Dún Laoghaire-Rathdown County Council on the 9th of October 2023. These rates of contribution shall be updated effective from 1 January each year during the life of the Scheme in accordance with the SCSi Tender Price Index commencing from 1st January 2025. Contributions shall be payable at the index-adjusted rate pertaining to the year in which implementation of the planning permission is commenced, as provided for in Article 4.7 of the Scheme. Outstanding balances as of the 1st of January each year shall be subject to indexation and adjusted accordingly until the contribution has been paid in full. (See Article 8.3 of the Scheme).

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

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

8. The Developer shall, prior to commencement or as otherwise agreed in writing with the Planning Authority, pay the sum of €2,984.68 to the Planning Authority as a contribution towards expenditure that was/or is proposed to be incurred by the Local Authority in respect of the provision of the Transport Infrastructure benefiting development in the area of the Planning Authority, as provided for in the Development Contribution Scheme 2023-2028 made by Dún Laoghaire-Rathdown County Council on the 9th of October 2023. These rates of contribution shall be updated effective from 1 January each year during the life of the Scheme in accordance with the SCSi Tender Price Index commencing from 1st January 2025. Contributions shall be payable at the index-adjusted rate pertaining to the year in which implementation of the planning permission is commenced, as provided for in Article 4.7 of the Scheme. Outstanding balances as of the 1st of January each year shall be subject to indexation and adjusted accordingly until the contribution has been paid in full. (See Article 8.3 of the Scheme)

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

9. The Developer shall, prior to commencement or as otherwise agreed in writing with the Planning Authority, pay the sum of €16,709.56 to the Planning Authority as a contribution towards expenditure that was/or is proposed to be incurred by the Local Authority in respect of the provision of the Community & Parks facilities & Recreational amenities benefiting development in the area of the Planning Authority, as provided for in the Development Contribution Scheme 2023-2028 made by Dún Laoghaire-Rathdown County Council on the 9th of October 2023. These rates of contribution shall be updated effective from 1 January each year during the life of the

Scheme in accordance with the SCSi Tender Price Index commencing from 1st January 2025. Contributions shall be payable at the index-adjusted rate pertaining to the year in which implementation of the planning permission is commenced, as provided for in Article 4.7 of the Scheme. Outstanding balances as of the 1st of January each year shall be subject to indexation and adjusted accordingly until the contribution has been paid in full. (See Article 8.3 of the Scheme)

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

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

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

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

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

NOTE: The applicant is advised that in the event of encroachment or oversailing of the adjoining property, the consent of the adjoining property owner is required. If this written agreement is not obtained the proposed development shall be modified only insofar as is required to do this.

(1) Submissions / Observations

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

(2) Removal of Site Notice

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

FURTHER NOTES

APPEALS

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

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

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

Tel: 01-8588100

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

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

GRANT OF PERMISSION

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

REFUND OF FEES – REPEAT PLANNING APPLICATION

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

