

Make a Planning Appeal

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

Response ID	6abd3857e75016ba75347c69
Date submitted	30/09/2026

Check if you can appeal to An Coimisiún Pleanála

1. What type of appeal are you making?	Third-party appeal (I am appealing the planning authority's decision regarding someone else's application)
2. Have you made a submission on this development to the relevant planning authority?	Yes
3. Given you are making a third party appeal, you must include the acknowledgment document that the planning authority gave to you to confirm you made a submission to it.	Receipt for submission.docx - Virus scan flagged the file as clean
4. Select the statement that applies to you	I am the appellant
5. Throughout the appeal process, we may issue correspondence to the appellant/agent as selected above by email. Please confirm that you are satisfied to receive correspondence by email	Yes

Appeal type

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

6. Do you wish to request an oral hearing?	No
7. Please confirm the following fee details are correct:	Yes

Appellant/company details

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

8. Appellant's full name/Company name	Richard McCrae
9. Is the appellant/company's address in the Republic of Ireland?	Yes
10. Address	58 BRAEMOR ROAD DUBLIN 14 DUBLIN D14XV99 Ireland
11. Phone number	+353852270345
12. Is there more than one appellant associated with this appeal?	No

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

Details about the proposed development

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

13. Planning authority	Dun Laoghaire/Rathdown County Council
14. Planning authority register reference number	D26A/0533/WEB
15. Address of proposed development	4 RERE OF ARBOURFIELD TERRACE

DUNDRUM ROAD
DUBLIN 14
DUBLIN
D14FP63
Ireland

Grounds for appeal

16. Describe the grounds of your appeal (planning reasons and arguments). You can enter them here or attach them as a document below

Dear Sirs,

I am the owner of Rear 6 Arbourfield Terrace, Dundrum Business Park and currently run a Consulting Engineering business out of the property. Having made an observation on the above planning application, I have no alternative but to lodge an appeal against the decision so that my own business can continue to operate without interference from the operation of the proposed development.

As part of my observation, I made the following comments regarding parking:

The proposed development will serve as a business with staff and customers, the business itself will cater for cars and it is reasonable to assume that the staff and customers will use cars to arrive at the premises. Within the proposed development, no provision has been provided for these cars, the existing roadway is the subject of continuous illegal parking and the proposed development will only exacerbate an already bad situation. We would ask that the planning authority investigate the number of persons proposed to be employed, expected number of customers, their means of transport and locations for storing their means of transport so as not cause interference with the existing use of the roadway.

I would further add to this with the following:

The lack of provision of any parking to the front of this development will only lead the increased levels of nuisance parking. The current garage when it was operating added significantly to this issue. All other premises on the roadway provide their own parking.

No provision has been made for customers who will arrive at the premises in their car, they will be required to illegally park on the roadway or on the pavement which has the potential to block access and cause a nuisance to other residences and businesses on the roadway. No clarification has been given or sought on this.

We had queried in our observation as to where staff would park their cars, this does not appear to have been considered by the planning authority. The staff, being mechanics are extremely likely to have cars, it is unlikely that they will be using the parking spaces that are supposed to be provided at the rear of the premises for cars that they are working on as this would require significant movement of vehicles within the property. No clarification has been given or sought on this.

The planning application appears to indicate that there will be parking at the back of the property. To use these spaces, this will involve moving cars over the inspection pit and lift, this is likely to be unworkable resulting in car just being left in the roadway.

Our assertion that it would be correct for the existing building line to be respected would solve this particular issue as it would simply provide space for the operator to park their own cars, customers to safely park and allow space for the operator to manoeuvre cars without having to bring them on to the road.

As part of my observation, I made the following comments regarding the intensification of use of the property:

We appreciate that the existing use of the existing garage is for car maintenance. Within the last 20 years, this area has seen a steady decrease in the number of car maintenance garages on the roadway. 20 years ago, there were 4 such garages and since then the number has steadily decreased. The predominant occupancies in the area are now offices and some residential. The intensification of the car maintenance use is not consistent with the current development of the area.

I would further add to this with the following:

The existing garage has been barely used over the last 5 years due to the retirement of the mechanic who leased the garage. During his time operating the garage, due to the garage size, typically only one car was operated on at a time. The fact that the garage is being increased in size (significantly) can only lead to concerns that there will be a substantial increase in its use. The new size of the proposed development has the

potential for 3-4 cars to be worked on at the same time. This significant increase in use in an area whose character has substantially changed over the last 20 years has not been considered by the planning authority.

As part of my observation, I made the following comments regarding the existing building line:
The proposed development does not recognise the existing established development line. All past developments have been constructed to a new building line set back from the back of the existing pavement. We would ask that this be conditioned on any grant of planning permission.

I would further add to this with the following:
The existing building line was established approximately 20 years ago when the first of the existing garages was redeveloped into offices and apartment. Subsequent developments have all respected this line. This has created a consistency in development in the area which has improved its character. The existing blemish on this is the current garage at no 4. The current proposed development does nothing to improve this situation. The assessment by the planning authority appears to consider the roadway as a backwater which deserves not architectural consideration. In our experience it is highly unusual for an established building line not to be observed as it enhances the character of an area/development. There are other benefits of this approach as detailed in this letter.

I had noted as part of my observation that there are no sanitary facilities provided in this place of work and following the grant I am still uncertain as to how a business can operate without them. This lack of facilities extends to there not even being a sink for hand washing or a tap for water to fill a car radiator. It is unclear to me as to how a garage can operate without a water supply and waste water connection. The planning authority did not investigate how a business could operate from this premises without such facilities, especially bearing in mind that it is a legal requirement for all business premises to be provided with sanitary facilities. From experience I am aware that the planning authority can require these facilities to be included, a typical example of this is the transport section requiring showers for cyclists. It is also typical for indoor car parks to be provided with drainage as there is always runoff from cars. This would normally be connected via a petrol interceptor to the foul drainage system but this does not appear to have been included in the design and we can only assume that runoff from within the garage will be directed out onto the roadway and into the surface water system. This is a significant environment consideration, especially if there is to be any form of car washing in the premises, but unfortunately we do not know if this will be the case.

Richard McCrae
Chartered Engineer

****You can also attach further supporting materials on the next page****

Supporting material

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

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

17. Supporting material 1

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If you have added attachments, submitting the form may take a few moments. Thanks for your patience.
