

John and Helen Short  
Greenogue  
Saval Park Road  
Dalkey  
Dublin  
A96P231

|                       |                 |
|-----------------------|-----------------|
| AN COIMISIÚN PLEANÁLA |                 |
| LDG-                  | _____           |
| ACP-                  | _____           |
| 08 OCT 2026           |                 |
| Fee: €                | 220 type: P10   |
| Time:                 | 9:15 By: Neaghe |

### Receipt for Submission

Date: 31-Mar-2026

**Register Ref:** D26A/0149/WEB **Date Recd:** 27-Feb-2026  
**Development:** Development consisting of the demolition of the existing dwellinghouse and all associated structures on the site to allow the construction of four new residential dwellinghouses, consisting of a new part-one/part-two-storey 2-bed semi-detached unit & a new 3-storey 3-bed semi-detached unit both addressing Saval Park Road, and two new two-storey semi-detached 3-bed dwelling-houses to the rear of the site; all accessed via a widened pedestrian and vehicular entrance on Saval Park Road in the location of the existing vehicular entrance, private garden spaces to each unit, 4 no. off-street parking spaces and all associated site & drainage works.

**Location:** Lillegard, 1 Saval Park Road, Dalkey, Dublin, A96EC56  
**Applicant:** Anthony Gannon, Unit 7 Property Ventures Ltd.  
**App. Type:** Permission

Dear Sir/Madam

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

This file is available for inspection/purchase at the office of the Planning Authority, Monday – Friday, 10:00am to 4:00pm.

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 24<sup>th</sup> 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 BORD 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](mailto: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 Bord 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 Bord 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/0149/WEB

**A Submission/Observation in writing has been received from:**

John and Helen Short  
Greenogue  
Saval Park Road  
Dalkey  
Dublin  
A96P231

**On: 30/03/2026 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 Gilsenan*

Bernie Gilsenan  
For Senior Executive Officer

Date 30/03/2026

Planning Authority Stamp

30/03/2026





John and Helen Short  
Greenogue  
Saval Park Road  
Dalkey  
Dublin  
A96P231

**Date:** 14-Sep-2026

**Register Ref:** D26A/0149/WEB

**Date Recd:** 27-Feb-2026

**Development:**

Development consisting of the demolition of the existing dwellinghouse and all associated structures on the site to allow the construction of four new residential dwellinghouses, consisting of a new part-one/part-two-storey 2-bed semi-detached unit & a new 3-storey 3-bed semi-detached unit both addressing Saval Park Road, and two new two-storey semi-detached 3-bed dwelling-houses to the rear of the site; all accessed via a widened pedestrian and vehicular entrance on Saval Park Road in the location of the existing vehicular entrance, private garden spaces to each unit, 4 no. off-street parking spaces and all associated site & drainage works.

**Location:**

Lillegard, 1 Saval Park Road, Dalkey, Dublin, A96EC56

**Applicant:**

Anthony Gannon, Unit 7 Property Ventures Ltd.

**App. Type:**

Permission

Dear Sir/Madam

I wish to inform you that by Order dated **14-Sep-2026** it was decided to **GRANT PERMISSION** for 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.

First Schedule

Reasons and Considerations

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

Appropriate Assessment (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 Multi-Unit Residential Scheme in a fully serviced urban location, and the submitted documentation, 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, as modified by the Further Information received on 20/08/2026, save as may be required by the other conditions attached hereto.

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

2. The external finishes of the proposed houses shall be as per the submitted drawings, unless otherwise agreed with the Planning Authority.

REASON: In the interest of privacy and visual amenity.

3. Each house shall be used as a single dwelling unit and shall not be sub-divided, sold, let, conveyed or otherwise used as two or more separate habitable units or for non-residential uses.

REASON: To prevent unauthorised development.

4. The following requirements of the drainage section shall be complied with in full:

a. Prior to the commencement of development, the applicant shall submit to the Planning Authority (Drainage Planning), for its written agreement, updated drainage analysis incorporating a 10% urban creep allowance and a blockage analysis demonstrating how the drainage system will operate under exceedance conditions and identifying any proposed overland flow routes.

b. Prior to the commencement of development, the applicant shall submit a design demonstrating the discharge rate for the site has been limited to QBAR 1.5 l/s or 2l/s/ha, whichever is greater, subject to the orifice size of the flow control device not being less than 50mm in diameter. Note that in the interest of clarity where the calculated QBAR rate for the site is less than 2 l/s/ha then a minimum value of 2 l/s/ha should be applied, not a flat rate of 2 l/s, subject to the orifice size of the flow control device not being less than 50mm in diameter. The submission shall include detailed calculations of the proposed surface water management system, including hydraulic modelling results and attenuation volumes during all required rainfall return events.

c. Prior to the commencement of development, the applicant shall submit to the Planning Authority (Drainage Planning) for its written agreement fully dimensioned site-specific construction stage details and communally accessible maintenance arrangements for the proposed attenuation system and SuDS measures (trench, planers, water butt).

d. Prior to the commencement of development, the applicant shall submit full site-specific construction stage details of the flow control device, including model and make number, orifice size and flow control hydraulic characteristics graph. The flow control device will not be permitted to have a high-level overflow and a penstock must be provided in the manhole in which the flow control device is located.

e. The applicant shall implement a construction management plan and programme of works that amongst other items provides for interception, containment and treatment of construction runoff. No construction runoff should be diverted to proposed SuDS measures. Any surface water sewer pipes used to convey construction runoff should be thoroughly cleaned before subsequent connection to SuDS elements.

f. All SuDS measures shall be designed and constructed in accordance with The SUDS Manual (C753)



- g. The applicant shall ensure that all drainage works are carried out in accordance with the agreed details and that a post-construction maintenance specification and schedule is implemented on site. Maintenance contractors with specialist training in SuDS care should be used. Thereafter, all elements of the surface water management system shall be maintained at all times in accordance the post-construction maintenance specification and schedule, which shall be included in the site Safety File.
  - h. The applicant shall ensure that the landscape proposals are compatible with the drainage proposals.
  - i. The applicant shall ensure that all underground attenuation systems within 5 metres of foundations or site boundaries have an impermeable liner and are offset sufficiently from the site boundary to provide sufficient space for future maintenance.
  - j. Prior to the surface water connection to the public system, the applicant shall make a submission to the Planning Authority, showing that the attenuation system, including the flow control device, has been installed according to the planning application plans and conditions, and set to the maximum permitted discharge limit. This shall include photo documentation of the installation process, and certification from who installed the system. The applicant shall then facilitate an inspection from the Planning Authority and will proceed to connection if the inspection was deemed satisfactory.
  - k. The surface water drainage system shall be designed and constructed strictly in accordance with the approved plans and the requirements of the Dún Laoghaire-Rathdown County Council "Surface Water Drainage Guidance Notes" (Rev. 1.6, or any updated version). Any proposed alteration to the permitted surface water drainage scheme shall be agreed in writing with the Planning Authority prior to commencement of works.
  - l. Prior to any surface water connection to the public drainage system, the applicant shall submit to the Planning Authority, for written agreement, details demonstrating that the proposed Dead leg/Stub connection is located within the public footpath outside the site boundary to facilitate future maintenance and potential connections.
- REASON: In the interest of public health and sustainable drainage.

5. The following shall be complied with in full:

- a. A minimum of 2 No. of the proposed 6 No. long-term cycle parking spaces shall be provided in a form of Sheffield type stand.
- b. All necessary measures shall be taken by the Applicant and Contractor to:
  - i. prevent any mud, dirt, debris or building material being carried onto or placed on the public road or adjoining properties as a result of the site construction works,
  - ii. repair any damage to the public road arising from carrying out the works,
  - iii. avoid conflict between construction activities and pedestrian/vehicular movements on the surrounding public roads during construction works.

REASON: In the interest of traffic and pedestrian safety and orderly development.

6. The following shall be complied with in full:

- a. Site development and building works shall be carried out only between the hours of 08:00 and 19:00, Monday to Friday inclusive, and 08:00 and 14:00 Saturdays.
- b. No works shall be permitted on site on Sundays and Public holidays.
- c. Deviations from these times will only be allowed in exceptional circumstances where prior written approval has been obtained from the Planning Authority.

REASON: In the interest of orderly development and residential amenity.



## Bonds/contributions

7. The Developer shall, prior to commencement or as otherwise agreed in writing with the Planning Authority, pay the sum of €555.04 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 9<sup>th</sup> 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 €8, 325.76 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 9<sup>th</sup> 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 €46, 624.16 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 9<sup>th</sup> 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. No development on foot of this permission shall commence until security for the provision and satisfactory completion of services (including roads, footpaths, open spaces, public lighting, sewers, watermains and drains) in accordance with the Plans and particulars lodged with the application, has been given by:

a. Lodgement with the Council of an approved Insurance Company Bond in the sum of €28, 000 which shall be renewed by the developer from time to time as required during the course of the development and kept in force by him until such time as Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains are completed to the satisfaction of the Council OR/...

b. Lodgement with the Council of a Cash Sum of €17, 200 to be applied by the Council at its absolute discretion if such services are not duly provided to its satisfaction on the provision and completion of such services to standard specifications. OR/...

c. Lodgement with the Planning Authority of a Letter of Guarantee by any body approved by the Planning Authority for the purpose in respect of the proposed development in accordance with the guaranteed scheme agreed with the Planning Authority and such lodgement in any case has been acknowledged in writing by the Council.

REASON: To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

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

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

NOTE 1: 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 2: In advance of making the connections to the public foul/combined sewers, the applicant shall contact the Drainage Area Engineer of DLRCC.

NOTE 3: 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 4: Any alterations to the drainage systems within the site are a matter for compliance with the Building Regulation.

NOTE 5: 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.



NOTE 6: Any floorspace which does not comply with Building Regulations in relation to habitable standards shall not be used for human habitation.

In deciding this planning application, the Planning Authority, in accordance with Section 34 (3) of the Planning & Development Act, as amended, has had regard to any submissions / observations received in accordance with the Planning & Development Regulations, 2001 – 2012 pertaining to this application.

If a decision has been made to Grant or Refuse the application, you may appeal to An Coimisiún Pleanála against the Council's decision within 4 weeks beginning on the date of the decision. An appeal made to An Coimisiún Pleanála by a third party will be invalid unless it is fully complete and accompanied by the correct fee and the Receipt of Acknowledgement issued by the Planning Authority in respect of your Submission/observation on the planning application.

All correspondence in relation to appeals should be addressed to:  
The Secretary, An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1.

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 24<sup>th</sup> Day of December and the first day of January, both days inclusive, shall be disregarded**".

Yours faithfully

*Leilani Al-Adhami*

for Senior Executive Officer



Phone: 087 975 8829.  
Email: [helenpomphrey@mail.com](mailto:helenpomphrey@mail.com)

Date: 7 October 2026

John and Helen Short  
Greenogue  
Saval Park Road  
Dalkey A96 P231

To:  
The Secretary,  
An Coimisiun Pleanala,  
64 Marlborough Street,  
Dublin 1,  
D01 V902.

RE: THIRD- PARTY PLANNING APPEAL AGAINST THE DECISION OF DUN LAOGHAIRE  
RATHDOWN COUNTY COUNCIL TO GRANT PERMISSION.

Planning Authority: DLRCOCO

Planning Register Ref: D26A/0149/WEB  
Applicant Name: Anthony Gannon, Property Ventures Ltd  
Development Site Address: Lilleguard, 1 Saval Park Road, Dalkey, Dublin, A96EC56  
Development Description: Demolition of existing dwelling house and four new residential units.

Dear sir Madam,

We wish to lodge a third party appeal against the decision by DLRCOCO to grant permission for the above referenced development. Our reasons/ observations are as follows:

1) Construction Management Plan and Traffic Management.

Failure to clarify appropriate safety precautions for pedestrians using the east side of Saval Park Road. There is continuous pedestrian traffic throughout the day as this is a popular walking route to Killiney and Dalkey Hills. This route is clearly signposted at the junction with Barnhill Road.

The proposed development is also opposite the junction to Saval Park Gardens, a large housing estate with traffic constantly entering and exiting onto Saval Park Road. The entrance gateway to the proposed development is extremely restrictive particularly regarding large construction vehicles. There is no evidence given as to how large construction vehicles intend to exit and enter safely without impinging upon pedestrians walking on the easterly pavement. In order to guarantee pedestrian safety, barriers should be erected at both sides of the road junction opposite for the duration of the build.

2) Following on with pedestrian safety within the development, there appears to be no clear demarcation lines or surfaces indicated along the driveway and entrance into the development. The area seems to be shared between



pedestrians and vehicular traffic. Such a narrow driveway , that serves 4 units in its present format compromises pedestrian safety. Also within the courtyard area two parking allocations in particular are clearly compromised for the following reasons. Unit 1, regardless of whether a vehicle enters nose first or reverses in, the sightline onto the driveway is compromised by the building itself.

With Unit 4, unless a reverse manoeuvre is undertaken, the positioning of the bike storage area also interferes with sightlines should a vehicle park nose first. Should a vehicle reverse or otherwise into this area , space is severely compromised by both the bike storage facility and pedestrian traffic into and out of unit 4. Put simply, safety is compromised by lack of space.

- 3) Inconsistency with established pattern of Development. The applicants layout relies on converting the original front garden into private amenity space. This represents an inversion of the established urban form on Saval Park Road. This space cannot function as a genuine Private Open Space due to its severe lack of privacy, exposure to road noise, and will have a negative visual impact that any fixed hard landscaping boundary screening ( if deemed necessary at any point) would have on the public streetscape. The overall result is a poor standard of residential amenity as a result of a compromised design layout. Future development within the garden spaces of Units 1 and 2 , class 3A Exempted Development Regulations cannot apply as this breaches the Building Line. Under present regulations this has very strict criteria and the criteria should also be clearly applied to the occupiers of units 1 and 2 in order that the building line is not breached.

Enclosed with this appeal please find all necessary documents.

Yours Sincerely, John and Helen Short.

*Helen Short.*

