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20 October 2026

The Secretary
An Coimisiun Pleanála
64 Marlborough Street
Dublin 1

AN COIMISIÚN PLEANÁLA	
LDG-	<u>fee-pay - 004840</u>
ACP-	
12 OCT 2026	
Fee: €	<u>220</u> Type: <u>Card</u>
Time: <u>9:52</u>	By: <u>Hard</u>

**DEVELOPMENT AT BALLINASCORNEY GOLF CLUB RATHFARNHAM DUBLIN 16
DUN LAOGHAIRE RATHDOWN COUNTY COUNCIL REG. REF. NO. D26A/0576/WEB**

Dear Madam

We refer to the above and we confirm that we act for the applicant for planning permission, Mr. Roy Fetherston whose address is Ashfield Lodge, Ballymana Lane, Kiltipper, Dublin 24 D24 F7 YO.

1. Planning Appeal

We hereby lodge a first-party appeal against the decision of Dun Laoghaire – Rathdown County Council to refuse permission for a proposal at Ballinascorney Golf Club, Oldfield, Kilmashogue Lane, Rathfarnham, Dublin 16 which is described in response to question no. 9 of the application form as:

'Planning permission for a development at Ballinascorney Golf Club, Oldfield, Kilmashogue Lane, Rathfarnham Dublin 16. The development will consist of; a) the construction of a single storey detached dwelling; b) closure of an existing access and its replacement with replenishment planting; (c) a new vehicle entrance from the public roadway and; c) a new waste water treatment system with a percolation area. This is all together with all associated site works including new landscaping by Roy Fetherston'.

2. Reason for Refusal

The Planning Authority has refused permission for a single reason, which is reproduced as follows:

'The applicant has not demonstrated, to the satisfaction of the Planning Authority, a genuine need to reside in proximity to their employment or a genuine need for an additional dwelling in the rural area. While it is acknowledged that the applicant's stated employment relates to the management and operation of Ballinascorney Golf Club, insufficient information and supporting documentary evidence have been submitted to establish a clear and compelling justification for a one-off dwelling at this location. The proposed development would therefore be contrary to Policy Objective PHP23 - Management of One-off Housing and Section 12.3.10 - One-Off Housing in the Countryside of the Dún Laoghaire-Rathdown County Development Plan 2022 2028, as well as the stated zoning objective 'To protect and improve rural amenity and to provide for the development of agriculture', and would therefore be contrary to the proper planning and sustainable development of the area'.

3. Planning Policy

We reproduce policy PHP 23 of the *Dun Laoghaire – Rathdown County Development Plan* overleaf:

'It is a Policy Objective to restrict the spread of one-off housing into the rural countryside and to accommodate local growth into identified small villages subject to the availability of necessary services. One-off housing will only be acceptable where it is clearly shown that it is not urban-generated, will not place excessive strain on services and infrastructure, or have a serious negative impact on the landscape and where there is a genuine local need to reside in a rural area due to locationally-specific employment or local social needs (subject to compliance with the specific zoning objectives). (Consistent with NPO 19 of the NPF and RPO 4.80 of the RSES).'

The four criteria for the Commission's consideration under this provision comprise as follows:

- Whether the proposal is urban-generated;
- Whether the house will place excessive strain on services and infrastructure
- Whether the development would have a serious negative impact on the landscape
- Whether Mr. Fetherston has a need to live locally due to locationally-specific employment.

Paragraph 12.3.10 of this same Council instrument is reproduced as follows for ease of reference:

'The Council's policy position in respect of the management of 'one-off' housing in the rural and green belt areas of the County is clearly set out under Policy Objectives PHP23 and PHP24.

The Council generally seeks to protect the rural and open character of the countryside and foster sustainable development. In pursuance of these objectives the Council's position in relation to 'one-off' houses is essentially restrictive and precautionary.

In addition to the specific requirements set out in Policy Objective PHP23 in response to the varying degrees of protection afforded to the different rural zonings, and under the provisions of Circular SP5/08 and subsequent Circular PL 2/2017, applications received for one-off dwellings in lands zoned objective 'B' or 'G' will be assessed having regard to:

- *The applicant's full-time employment or their commitment to operate a full-time business from their proposed home in a rural area (to discourage commuting to towns and cities).*
- *How their existing or proposed business contributes to and enhance the rural community.*
- *The nature of an applicant's employment or business being compatible with rural areas (in order to discourage applicants whose business is not location dependant e.g. telesales or telemarketing).*

The Planning Authority has had regard to circular PL2/2017 in formulating the Policy Objective contained in PHP23 and the requirements set out above. This Plan may require to be varied in respect of policy on rural housing in the event that new Section 28 Guidelines are issued.

In all cases, the applicant shall submit the following details with Planning Applications for residential development within a rural area:

- *A map showing all existing family owned property and lands.*
- *A rationale as to why a particular site has been chosen 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'*

4. Preliminary Comment

We take this opportunity to table three preliminary points for the Commission's consideration.

Firstly, this application was accompanied by a detailed submission, which does not seem to have been considered by the Council and we ask the Commission to treat our report as forming part of this appeal. In this regard, we note how point no. 5 of the '*Appeals Checklist*' on the Commission's website states:

'An Coimisiún Pleanála will receive a complete copy of documents, drawings and maps that were submitted to the local planning authority as part of the planning application stage and are displayed on the planning authority's website. Therefore, we advise you to not to upload any of these documents as part of the supporting material with your appeal. When uploading supporting material, please only include new documents'.

Secondly, it is common case between the parties that, with the exception of issues associated with the rural housing policy, all of the physical, functional, aesthetic, amenity, environmental, ecological, wastewater and access arrangements which are associated with this development are acceptable and we submit that this appeal should turn on the sole concern in the Council's single reason for refusal.

Thirdly, the Council accepts that housing is permissible in this area, with the Report of the Planning Officer stating (p.13) '*Residential development is open for consideration...proposals for one-off housing in the countryside must demonstrate compliance with the rural housing policies...*', with p. 14 noting that rural houses '*are to be assessed having regard to the applicant's full-time employment*'.

4. Grounds of Appeal

(i) Introduction

It is clear that planning permission can lawfully be granted for new housing proposals in this general area and on this particular site and that there are no legal provisions which would prevent the Commission from endorsing this development. We submit that this statement of overall principle should provide a springboard as to the assessment of this proposal and the determination of this appeal.

We consider that the provisions at policy PHP 23 and para. 12.3.10 of the *Dun Laoghaire – Rathdown County Development Plan* are instrumental in this regard, specifically on whether the proposal satisfies the '*Open for Consideration*' classification of residential development on this site. It is somewhat axiomatic that, should Mr. Fetherston comply with these provisions, the County Council's objection, in its sole reason for refusal, should be cast aside and permission should thus be granted.

Although we discuss the merits of the case below, the terminology in this reason for refusal differs from the wording of policy PHP23. Whereas this latter provision simply requires an applicant to exhibit '*a genuine local need to reside in a rural area due to locationally-specific employment*', the Council's reason for refusal opposes this proposal due to the lack of a '*clear and compelling justification for a one-off dwelling at this location*'. It is our opinion that the Local Authority's analysis applied a legal threshold which exceeds the expectations of the *Development Plan* and we consider that the Commission should instead apply policy PHP 23 in the manner in which it is written.

(ii) Whether the proposal is urban-generated;

The first of the four criteria within policy PHP23 involves a consideration of whether the proposed house is urban-generated¹ and we observe how the Report of the Planning Officer stated as follows:

¹ This term is not expressly discussed in the *County Development Plan* but is instead defined in *Sustainable Rural Housing Guidelines*, as follows: '*Housing in rural locations sought by persons living and working in urban areas, including second homes...*'. As this comprises the universally accepted definition of this phrase and as this latter instrument was issued under s.28 of the Planning and Development Guidelines, it can reasonably be used by An Coimisiún Pleanála when applying policy PHP 23 in this appeal.

'The Cover Letter submitted with this application states that the applicant is responsible for the management and operation of Ballinascorney Golf Club and notes the nature of this role requires a regular physical presence on site. It is further argued that the employment is location dependent and cannot be effectively undertaken from an urban location without resulting in operational difficulties and unnecessary travel'.

Whilst this assessment also acknowledges *'Ballinascorney Golf Club represents an established rural enterprise which provides recreational and leisure facilities, attracts visitors to the area and supports the local economy through employment opportunities and associated economic activity'*, it complains that *'no supporting documentary evidence has been submitted with the application in relation to the applicant's role in Ballinascorney Golf Club'* (although it accepts, without challenge, *'The Applicant states that the operation and ongoing management of the facility contributes to the vitality and viability of the rural area through the maintenance of an established sporting and tourism resource'*).

Regarding the first concern, regarding details of the applicant's role in the Ballinascorney Golf Club, our client's work is summarised in a cover letter which accompanied this proposal and which stated:

'It is immediately apparent that an applicant is potentially capable of qualifying for a rural dwelling based on the location of their full-time workplace in the open countryside, with the first and fourth (of four) overlapping criteria in policy PHP23 stipulating that the house should not be urban generated.'

It is immediately apparent from the nature of Mr. Fetherston's work, most notably the hours for which he must be physically present on the site and the type of activities for which he is personally responsible, that his role in all aspects in the management of the Course cannot be undertaken from an urban area without a notable loss of income, or unnecessary trips from the City to this development'.

Attached as part of this present appeal statement is a testimonial from Francis Cummins and Company, Chartered Accountants and Statutory Audit Firm which itemises the type(s) of activities which Mr. Fetherston undertakes for the running and promotion of the Club and which concludes as follows:

'These responsibilities require Roy Fetherston to perform several functions that would often be divided among separate employees or departments. He therefore acts as the owner, operator, security lead, greenkeeper and accounts administrator, with direct responsibility for both the practical and financial management of the golf course'.

The fact that the proposed house is not urban-generated is illustrated with reference to the type and location of the facility which Mr. Fetherston operates, with our original submission explaining that:

'...Ballinascorney Golf Course comprises a worthwhile example of rural tourism which, along with other forms of attractions in the open countryside such as pet farms, arts and crafts outlets and destination shopping ventures, provide an income for local residents and serve as a location for daytrippers from nearby towns and villages, including Dublin City and Suburbs, in the current case'.

We submit that the Council has not objected to this development on the basis of the location or character of this existing activity, with the Report of the Planning Officer accepting, at pp. 1 and 16:

'The application site comprises a substantial site located Off Kilmashogue Lane within a rural area and associated with lands adjoining Ballinascorney Golf Club. The surrounding area is characterised by a mixture of open landscaped lands associated with the golf course, established vegetation, and sporadic residential development, resulting in a distinctly rural character. The site also adjoins an existing residential property and tennis court to the east...

Ballinascorney Golf Club represents an established rural enterprise which provides recreational and leisure facilities, attracts visitors to the area and supports the local economy through employment opportunities and associated economic activity. The Applicant states that the operation and ongoing management of the facility contributes to the vitality and viability of the rural area through the maintenance of an established sporting and tourism resource’.

Given the inextricable link between the Ballinascorney Golf Club and the proposed dwelling, we respectfully submit that it is common case between the parties that this house is not urban-generated.

(iii) Whether the house will place excessive strain on services and infrastructure

The availability of services and infrastructure to serve this rather small development is covered in the subject planning application and is assessed in the Report of the Planning Officer. This internal assessment of the subject proposal states, under the heading ‘Access, Parking, and Transport’ that²:

‘DLR Transportation Planning have reviewed the proposal and have raised no objection subject to the inclusion of their recommended conditions relating to the proposed vehicular entrance, parking and hardstanding area and the construction phase. The planning Authority have considered the DLR Transportation Planning assessment and concur that their recommended conditions be included in the event of a grant of planning permission’.

The Report of the Council’s Planning Officer also states under the heading ‘Drainage’ as follows^{3 4}:

‘DLR Drainage Planning have reviewed the proposal and have raised no objection subject to the inclusion of their recommended conditions relating to the surface water drainage and hardstanding areas, be attached to a grant of permission. The report also notes that there is a proposed on-site wastewater treatment system proposed where regard should be had to the EHO Report. Having Regard to the EHO report the proposed wastewater treatment system is considered acceptable subject to the recommended conditions set out in the report. The Planning Authority have considered the DLR Drainage Planning report and the EHO Report and concur that the recommended conditions be included in the event of a grant of planning permission however refusal takes precedence in this instance’.

We submit that the parties are in full agreement that the proposed house will not place excessive strain on services and infrastructure and that the development satisfies the second element in policy PHP 23.

(iv) Whether the development would have a serious negative impact on the landscape

The Commission’s second reason for refusal in appeal ref. ABP-311857-21 indicates that the dwelling which was proposed at that time, by reason of its ‘scale and design...could not be effectively assimilated into the landscape’ and would thus affect visual amenity. Importantly, however, the Commission’s criticism of this earlier dwelling was based on its sheer size and, as illustrated in drawing nos. 1 and 2 on pp. 27-28 of our original planning report, the house for which consent has now been sought is materially different to the development which was envisaged on this last occasion.

This change, along with its reduced visual impact, was discussed in the Report of the Planning Officer:

‘The Planning Authority notes that the proposed dwelling is single-storey in nature, a revision from the previous proposal for a dormer style dwelling. The current proposal by virtue of its scale and height, will have a significantly reduced visual impact within the landscape when compared to a dormer style dwelling. The proposed development also benefits from a substantial site area, allowing for adequate separation distances from neighbouring properties and the public road.’

² The Transportation Planning report of 18 August 2026 concludes ‘Transportation Planning have no objection to the proposed development subject to the following conditions...’.

³ See also the EHO memorandum of 2 September 2026 which states ‘The proposal is acceptable to this office’.

⁴ The Municipal Services Dept. report of 1 September 2026 states ‘No objection on the following condition’.

The impact of this proposal would also be lessened by new planting, with this Council analysis stating:

'Regard is had to the landscape proposals submitted as part of the application, These include native woodland planting, native wildflower meadow and wetland planting, native hedgerow planting, and extensive soft landscaping throughout the site. In addition, the existing vehicular entrance is proposed to be closed and reinstated with native hedgerow planting. Collectively, these measures are considered to assist in assimilating the development into its rural setting, while enhancing biodiversity and the overall visual appearance of the site'.

The parties agree that the proposed house will not have a serious negative impact on the landscape.

(v) Whether Mr. Fetherston has a need to live locally due to locationally-specific employment.

(a) Introduction

The Commission's first reason for refusal on the last occasion stated that the applicant failed to satisfy the rural housing policy, although in suggesting that Mr. Fetherston *'has not demonstrated that he comes within the scope of the housing need criteria...'*, this analysis did not actually identify any particular documentary deficit or other shortcoming in the application and indeed, it is our view that our own report adequately explains how and in what ways the appellant needs on-site accommodation.

We invite An Coimisiun Pleanala to accept, as a preliminary point, that the *County Development Plan* allows new rural housing as a matter of principle and that policy PHP23 aims to cater for individuals who have a *'local need to reside in a rural area due to locationally-specific employment or local social needs...'*. It is our opinion that Mr. Fetherston has locationally-specific employment needs.

(b) Statutory Test

We ask An Commission Pleanala to accept that policy PHP23 is not based on any particular type of operation or activity, but simply on whether an applicant has a requirement to live on-site because of the nature of the development which is being undertaken thereon. For example, we note that planning permission was previously granted for staff accommodation in the open countryside for farm workers⁵, for non-farm workers⁶ and for persons running an independent bicycle rental business⁸. The fact that Roy Fetherston is engaged in a recreational, rather than a farming, pursuit can be disregarded.

It is important to avoid applying an excessively high bar to the application of adopted policy, which clearly seeks to accommodate individuals such as Mr. Fetherston and indeed given the available information, which was lodged as part of the original submission and this appeal, we consider that the applicant has established a *prima facie* case for on-site accommodation. In this regard, we ask the Commission to apply a reverse burden of proof which starts with presumption in favour of this house and to show why, should the Commission be minded to deny consent, permission should be refused.

(c) Nature of Mr. Fetherston's Work

We consider that the appellant requires on-site accommodation based on the nature and extent of his work, as summarised in our original report to Dun Laoghaire – Rathdown County Council, as follows:

⁵ Appeal ref. PL09.243417

⁶ Appeal ABP-309415

⁷ Appeal ref. PL16.235336

⁸ Appeal PL.27.24576

'...Ballinascorney Golf Course comprises a worthwhile example of rural tourism which, along with other forms of attractions in the open countryside...provide an income for local residents and serve as a location for daytrippers from nearby towns and villages, including Dublin City and Suburbs, in the current case. Mr. Roy Fetherstone works every day that the Ballinascorney Golf Course is open for business (which is most days of the year) and indeed, aside from working for long periods per day, is often required to engage in split shifts, where he must be present for different activities at various times of the day (especially as the facility is open to members from early morning to late evening in summertime).

...Mr. Fetherston, as owner of the course, has direct personal responsibility for all activities which are conducted on the site, even where individual employees, or contractors and consultants have been retained to undertake such functions. a functional requirement to attend a rural workplace on every day that the facility of operating and to spend long periods engaged in company activities is a relevant factor to the question of whether an applicant qualifies for a house on his land.

In his capacity as owner of this Golf Course, Mr. Fetherston undertakes a range of high-level tasks including the management of employees and ensuring that staff function in a manner which accords with company policy. Providing on-site leadership of this type on a daily basis to all employees and other workers vis critical to securing the operational efficiencies needed for this business to survive.

As well as undertaking personal roles in accounting, administration, government paperwork, Roy Fetherston oversees the running of all aspects of this Golf Course including, but not limited to, customer relations, the attraction of new business and ensuring the smooth running of this resource. The applicant must also be immediately on-hand to attend to any unforeseen emergencies or so-called near-misses which might arise, such as personal accidents, fire hazards or health and safety issues.

Providing security for buildings (from intruders) and for the grounds (protection from vandalism) is a key element of the applicant's work, along with accepting deliveries from early in the morning time.

The fact that the business owner does not reside in the location of this facility has two primary economic impacts, the first of which involves the unwarranted closure of the development in the event of Mr. Fetherston being required off-site for personal reasons (possibly associated with his young family). Clearly, a golf course which is closed to members / players cannot be generating an income and the applicant would plainly not suffer a loss of revenue if permanently living on this property.

Somewhat surprisingly, a notable number of players, who are not members of this facility, trespass onto the Golf Course when Mr. Fetherston has left the development and proceed to play golf on the course, without paying. His presence on the property would clearly deter such a practice and would force after hours players to pay the green fee, thus increasing the income for the Golf Course.

It is immediately apparent that an applicant is potentially capable of qualifying for a rural dwelling based on the location of their full-time workplace in the open countryside, with the first and fourth (of four) overlapping criteria in policy PHP23 stipulating that the house should not be urban generated.

It is immediately apparent from the nature of Mr. Fetherston's work, most notably the hours for which he must be physically present on the site and the type of activities for which he is personally responsible, that his role in all aspects in the management of the Course cannot be undertaken from an urban area without a notable loss of income or unnecessary trips from the City to this development'.

In our view, the appellant satisfies the four criteria for compliance with the rural housing test, in policy PHP23 of the County Development Plan and we now turn to the provision at para. 12.3.10 therein.

This clause requires details of *'The applicant's full-time employment...to discourage commuting to towns and cities'* and we consider that sufficient information is available to the Commission on this issue. The Council has also accepted that this *'business contributes to and enhance the rural community'*, especially in terms of employment and has agreed that this well-established activity is *'compatible with rural areas'* and is not otherwise *'location dependant eg. telesales or telemarketing'*.

Paragraph 12.3.10 also requires:

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

This has been provided.

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

]

The site has been chosen as a suitable location for a dwelling because of its overall juxtaposition with Ballinascorney Golf Club, especially given that this land is in the ownership of the applicant.

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

The justification for the house is set out in our original report and in this appeal.

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

A family flat is not practical given the size of the appellant's family, which comprises two adults and three growing children. We note that this is not actually a pure eligibility criterion for a rural house, but rather a consideration as to the precise type of dwelling which is to be provided.

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

Please refer to the papers which were lodged with the Council and those which form part of this appeal.

- A site suitability report in relation to waste water treatment

This assessment forms part of the application and these arrangements are acceptable to the Council.

5. Concluding Comment

To the degree that most items have already been accepted by the Council the key, if not the sole, issue separating Mr. Fetherston from a grant of permission comprises the issue of *'need'* for a rural house.

Experience shows that the planning code accepts that certain individuals have a requirement for housing in the countryside and whilst many such individuals need accommodation because they are engaged in farming, the same factors justify a home on the present appeal site for Mr. Roy Fetherston.

A constant presence in the location of a candidate's workplace, a need to work split-shifts and a requirement for urgent access to the property combine to warrant a grant of permission in this case.

Indeed, these same factors prompted the Commission to permit a house outside Roundwood Co. Wicklow for an appellant who did not even own the land on which his recreational / leisure business was located and we can identify no planning reasons to justify a different approach in the current case.

We respectfully ask the Commission to overturn the Council's decision and to grant permission.

Yours faithfully.



Farry Town Planning Ltd.



Francis Cummins & Co

Chartered Accountants and Statutory Audit Firm

To whom it may concern,

We are writing to formally outline the roles and responsibilities undertaken by Roy Fetherston in the ownership and day-to-day management of Ballinscorney Golf Club.

As Owner and Operator, he has the overall responsibility for the business, including strategic planning, operational decisions, regulatory compliance, customer service, staffing, supplier relationships and the continued development of the golf course.

His duties include:

- **Course operations:** Managing daily opening and closing procedures, bookings, member and visitor enquiries, competitions, course access and general customer service.
- **Security:** Monitoring the premises, securing buildings and equipment, managing keys and access, responding to incidents and helping protect staff, customers and business assets.
- **Greenkeeping:** Maintaining the greens, fairways, tees, bunkers and surrounding grounds. This includes mowing, irrigation, fertilising, pest and disease control, machinery operation, course inspections and weather-related maintenance.
- **Health and safety:** Identifying and managing risks, maintaining safe working practices, carrying out routine inspections and ensuring that equipment and facilities are used and maintained appropriately.
- **Accounts and administration:** Managing income and expenditure, invoices, payments, banking, payroll records, budgeting, bookkeeping, supplier accounts and financial reporting.
- **Facilities and equipment:** Overseeing repairs, routine maintenance, stock control and the servicing or replacement of machinery, buildings and other course assets.
- **Business management:** Promoting the course, maintaining relationships with members, visitors, contractors and suppliers, and making decisions necessary for the course's financial and operational sustainability.

Francis Cummins & Co, Chartered Accountants and Statutory Audit Firm. Unit B2, Swords Enterprise Park, Feltrim Road, Swords, Co Dublin K67 VY44



Francis Cummins & Co

Chartered Accountants and Statutory Audit Firm

These responsibilities require Roy Fetherston to perform several functions that would often be divided among separate employees or departments. He therefore acts as the owner, operator, security lead, greenkeeper and accounts administrator, with direct responsibility for both the practical and financial management of the golf course.

Please contact me should you require any further information or clarification regarding his role.

Yours faithfully,

Francis Cummins
Francis Cummins

FRANCIS CUMMINS & CO.
Auditors & Certified Public Accountants

Francis Cummins & Co, Chartered Accountants and Statutory Audit Firm. Unit B2, Swords Enterprise Park, Feltrim Road, Swords, Co Dublin K67 VY44

M: 087 662 1311 **T:** 01 514 3065 **E:** fran@franciscumminsco.ie **W:**
www.franciscumminsco.ie

To whom it may concern,

I am writing to formally outline the roles and responsibilities I undertake in the ownership and day-to-day management of Ballinscorney Golf Club.

As Owner and Operator, I have overall responsibility for the business, including strategic planning, operational decisions, regulatory compliance, customer service, staffing, supplier relationships and the continued development of the golf course.

My duties include:

- Course operations: Managing daily opening and closing procedures, bookings, member and visitor enquiries, competitions, course access and general customer service.
- Security: Monitoring the premises, securing buildings and equipment, managing keys and access, responding to incidents and helping protect staff, customers and business assets.
- Greenkeeping: Maintaining the greens, fairways, tees, bunkers and surrounding grounds. This includes mowing, irrigation, fertilising, pest and disease control, machinery operation, course inspections and weather-related maintenance.
- Health and safety: Identifying and managing risks, maintaining safe working practices, carrying out routine inspections and ensuring that equipment and facilities are used and maintained appropriately.
- Accounts and administration: Managing income and expenditure, invoices, payments, banking, payroll records, budgeting, bookkeeping, supplier accounts and financial reporting.
- Facilities and equipment: Overseeing repairs, routine maintenance, stock control and the servicing or replacement of machinery, buildings and other course assets.
- Business management: Promoting the course, maintaining relationships with members, visitors, contractors and suppliers, and making decisions necessary for the course's financial and operational sustainability.

These responsibilities require me to perform several functions that would often be divided among separate employees or departments. I therefore act as the owner, operator, security lead, greenkeeper and accounts administrator, with direct responsibility for both the practical and financial management of the golf course.

Please contact me should you require any further information or clarification regarding my role.

Yours faithfully,

Roy Fetherston
Owner and Operator
Ballinscorney Golf Club
Kilmashogue Lane
Rathfarnham
D16 AF80
086 270 0745

From: roy fetherston fetherstonroy@gmail.com
Subject: Fwd: DILS Matter Ref: FET103-0001 Re: Purchase of Golf Course of
Approximately 39 Acres at Kilmashogue, Rathfarnham, Dublin 16
Date: 30 Sep 2026 at 08:45:57
To: Christine Anderson christine1anderson@hotmail.com

Sent from my iPhone

Begin forwarded message:

From: roy fetherston <fetherstonroy@gmail.com>
Date: 20 August 2026 at 12:30:22 IST
To: Christine Anderson <christine1anderson@hotmail.com>
Subject: Fwd: DILS Matter Ref: FET103-0001 Re: Purchase of Golf Course of
Approximately 39 Acres at Kilmashogue, Rathfarnham, Dublin 16

Sent from my iPhone

Begin forwarded message:

From: SallyAnn McCoy <SallyAnnMcCoy@dillon.ie>
Date: 20 August 2026 at 10:53:04 IST
To: fetherstonroy@gmail.com
Subject: DILS Matter Ref: FET103-0001 Re: Purchase of Golf Course of
Approximately 39 Acres at Kilmashogue, Rathfarnham, Dublin 16

Hi Roy

Further to our telephone call, please see attached deed of Conveyance and Transfer dated the 22nd of December 2015 in relation to your purchase of the Golf Course of approximately 39 acres at Kilmashogue, Rathfarnham, Dublin 16. We further confirm on the passing of the late Sean Fetherston on the 4th of May 2021; you became the person entitled to be registered as sole owner of the property as surviving joint tenant.

I will be contacting Gordon Judge Solicitors again today in relation to the first registration application and I will let you know once I have a further update for you.

Please let me know if you require anything further.

Kind regards,

Sally-Ann McCoy

Senior Associate

<image001.png>

+353 (0)1 296 0666

www.dillon.ie

Unit A1, Nutgrove Office Park, Rathfarnham, Dublin 14, D14 H5C7
DX 272001 Nutgrove

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Warning to confirm bank details Please do not rely on emails sent or received from this office detailing bank or other payment details without direct verbal communication from ourselves. We accept no responsibility for funds being sent to the wrong account should you make a payment in reliance on such an email. **We can take no responsibility if this security step is not taken.**

<Deed of Conveyance and Transfer Golf Course.pdf>

To: The Planning Department
Dún Laoghaire-Rathdown County Council

Re: Planning Application for a Family Home at Kilmashogue Lane, Rathfarnham
Planning Application Reference: P/1898/26

Dear Sir/Madam,

I am writing in support of my planning application to build a permanent family home at Kilmashogue Lane, Rathfarnham, and to outline the personal, family and employment circumstances relevant to my application.

My family's connection to this area spans three generations. My grandfather lived here, and I grew up in the locality, where I developed strong family and community ties. My wife and I are now raising our three children in the area. They attend local schools and participate in local sports and community activities, with their friendships and daily lives firmly rooted here.

My employment and business responsibilities are also based locally. I oversee the management and day-to-day operation of a local golf course with approximately 500 members and 12 employees including my wife. My responsibilities include all aspects of its operation and 24-hour security, requiring me to be readily available to respond to operational and security matters. Living nearby supports my ability to fulfil these responsibilities and contribute to the continued running of an important local recreational facility and employer.

The proposed house is intended to provide a permanent home for my family within the community where we are already established. It would enable us to remain close to our wider family, maintain continuity in our children's education and activities, and allow me & my wife to continue meeting my work & family commitments.

I recognise that the application must be assessed in accordance with the relevant planning policies and requirements. I respectfully request that the Council give due consideration to the circumstances outlined above when assessing my application.

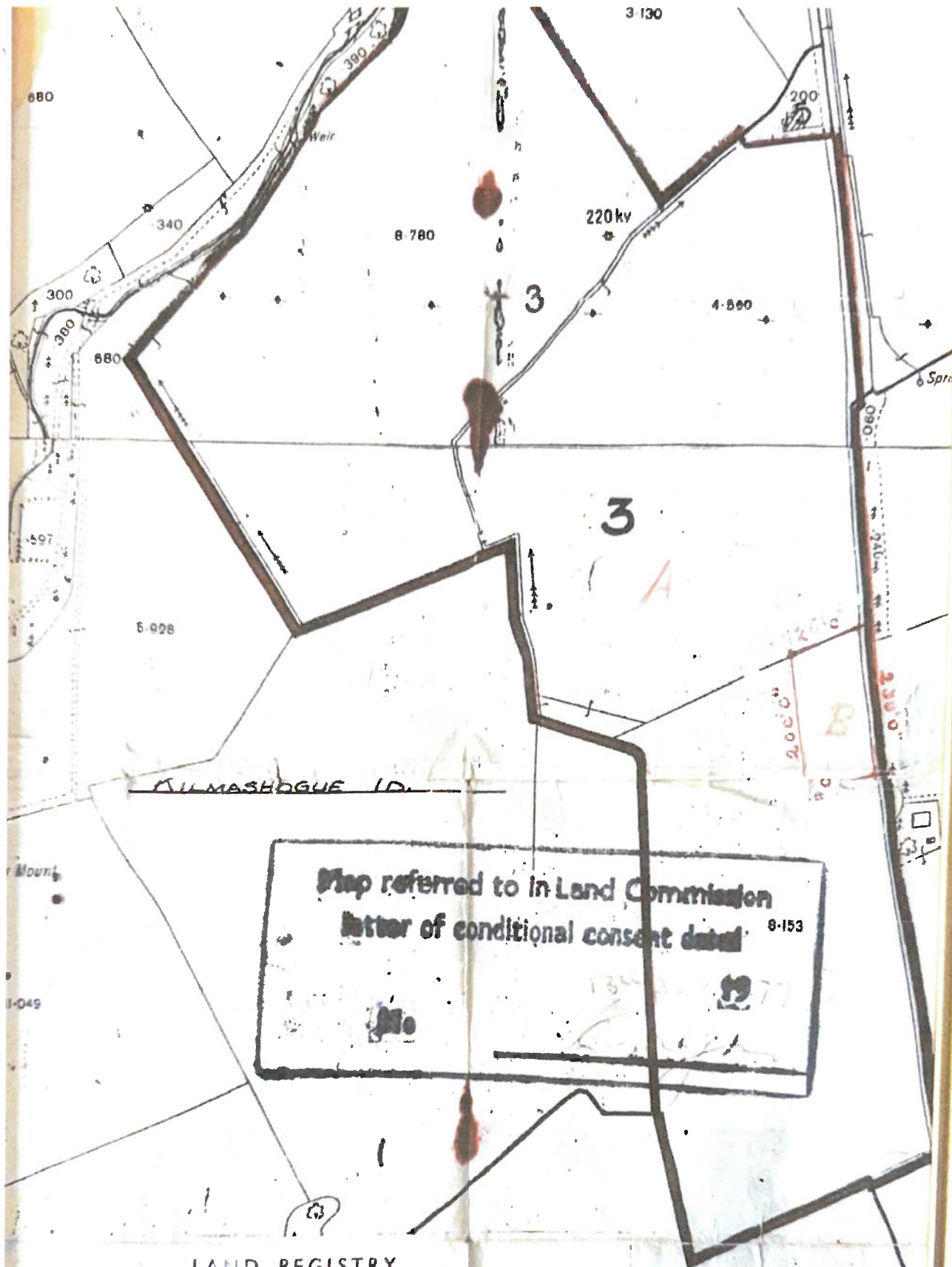
Thank you for your time and consideration.

Yours faithfully,

Roy Fetherston



fetherstonroy@gmail.com
086 270 0745



LAND REGISTRY

OLIO 2554

COUNTY... CUBAN...

Approved by: MAURICE FETHERSTON

Scale 25 344 inches to one statute mile. O.S. 22/15, 25/3

I CERTIFY that this is a true copy of the Land Registry map showing the lands (edged red) comprised in the above folio.

NOTE: The inner edge of the verge line is the boundary as shown on the Registry map. It is not conclusive evidence of the boundary so shown except to the extent (if any) that it is stated to be conclusive in the folio in the Register. (See Section 95 of the Registration of Title Act, 1964.)

Prepared by F. J. G.

Dated 21st of JUNE 1970.

Examined by DN 422/70

for Superintendent, Mapping Branch

8-751

To whom it may concern,

I am writing to formally outline the roles and responsibilities I undertake in the ownership and day-to-day management of Ballinscorney Golf Club.

As Owner and Operator, I have overall responsibility for the business, including strategic planning, operational decisions, regulatory compliance, customer service, staffing, supplier relationships and the continued development of the golf course.

My duties include:

- Course operations: Managing daily opening and closing procedures, bookings, member and visitor enquiries, competitions, course access and general customer service.
- Security: Monitoring the premises, securing buildings and equipment, managing keys and access, responding to incidents and helping protect staff, customers and business assets.
- Greenkeeping: Maintaining the greens, fairways, tees, bunkers and surrounding grounds. This includes mowing, irrigation, fertilising, pest and disease control, machinery operation, course inspections and weather-related maintenance.
- Health and safety: Identifying and managing risks, maintaining safe working practices, carrying out routine inspections and ensuring that equipment and facilities are used and maintained appropriately.
- Accounts and administration: Managing income and expenditure, invoices, payments, banking, payroll records, budgeting, bookkeeping, supplier accounts and financial reporting.
- Facilities and equipment: Overseeing repairs, routine maintenance, stock control and the servicing or replacement of machinery, buildings and other course assets.
- Business management: Promoting the course, maintaining relationships with members, visitors, contractors and suppliers, and making decisions necessary for the course's financial and operational sustainability.

These responsibilities require me to perform several functions that would often be divided among separate employees or departments. I therefore act as the owner, operator, security lead, greenkeeper and accounts administrator, with direct responsibility for both the practical and financial management of the golf course.

Please contact me should you require any further information or clarification regarding my role.

Yours faithfully,



Roy Fetherston
Owner and Operator
Ballinscorney Golf Club
Kilmashogue Lane
Rathfarnham
D16 AF80
086 270 0745

Marusia Geampana
Solicitor
Coyne Solicitors
Liffey Bridge House
1 Main Street
Lucan
Co. Dublin

Marusia Geampana
02/10/2026

