

Mr. Brendan Lyons
Mill Stream
Mill Lane
Shankill
Dublin
D18 E985

Receipt for Submission

Date: 11-Feb-2026

Register Ref: D26A/0008/WEB **Date Recd:** 09-Jan-2026

Development: We, Amirite Limited, intend to apply for planning permission for development at a site containing Barn Close, Barn Close Lodge, Beechlands and Shanganagh Castle, on the Shanganagh Road, Shankill, Dublin 18. The application site is bound by Shanganagh Road to the east, Florenceville (a protected structure) and Mill Lane to the north, and Broomfield Court and Seaview Lawn / Park residential areas to the west. The site contains Shanganagh Castle (a recorded archaeological monument - RMP Ref.: 026-031001), Beechlands House and Barn Close (both protected structures, RPS Ref.: No. 1784 and 1785 respectively).

The proposed development consists of the following: Demolition of the bungalow (Barn Close Lodge) located on the eastern boundary of the site and existing outbuildings and structures on the application site. Refurbishment of Beechlands House and Barn Close as 2 no. 5 bed dwellings. Provision of a total of 68 no. residential units, comprising: 29 no. 2 storey 3 bed houses to be provided in a mix of terraces, semi-detached and detached houses; 8 no. duplex units comprising 4 no. 2 bed units and 4 no. of 3 bed units, in a terrace of 4 no. 3 storey duplexes, each comprising 1 no. 2 bed at ground level and 1 no. 3 bed at upper levels; First-storey outdoor terraces are provided on the southern elevation of the duplexes; 31 no. apartments comprising 9 no. 1 bed apartments and 22 no. 2 bed apartments, within a part 3 and part 4 storey apartment block. Balconies are provided for all apartments on the eastern, western and south-western elevations. Retention and structural works to Shanganagh Castle and incorporation into a landscaped area which is publicly accessible.

Vehicular and pedestrian access via an upgrade of the existing entrance from Shanganagh Road. The proposal includes alterations and improvements to Shanganagh Road, including provision of footpath and new pedestrian crossing to the south. A road reservation is provided for on the south eastern portion of the site to cater for the Six Year Road Objective to upgrade Shanganagh Road.

The development also includes 73 no. car parking spaces (59 no. at surface level and 14 no. at ground level within the apartment building), 101 no. of cycle parking spaces (26 no. at surface level and 31 no. at ground level within the apartment building and 44 no. spaces in free-standing secure enclosures). Infrastructural works include foul and surface water drainage, landscaping, provision of public and communal open space, boundary treatment, lighting,

landscaping, bin stores and PV panels at roof level and all associated site works.

Location: a site containing Barn Close, Barn Close Lodge, Beechlands and Shanganagh Castle, on the Shanganagh Road, Shankill, Dublin 18 (Protected Structure)
Applicant: Amirite Limited
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 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 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 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/0008/WEB

A Submission/Observation in writing has been received from:

Mr. Brendan Lyons
Mill Stream
Mill Lane
Shankill
Dublin
D18 E985

On: 09/02/2026 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 09/02/2026

Planning Authority Stamp

09/02/2026

