

McAulay Rice Architects
Green Tree House
Fitzwilliam Square
Wicklow Town
A67 DK61

29-Jul-2026

PLANNING AND DEVELOPMENT ACT 2000, AS AMENDED

Register Ref.: D26A/0568/WEB
National Portal Ref: 120000108541
Development: Retention and Full Planning Permission for the following . 1 – Retention permission is sought for the retention of an existing residential unit measuring 38sq.m on site. 2. Full planning permission is being sought for the alterations and modifications to plans and elevations of this current residential unit to be converted into a new studio style apartment which will comply with the current development plan, and all associated site works.
Location: Highfield Mews, Highfield Park, Dundrum, Dublin 14, D14N599
Applicant: Elizabeth Hastings
App. Type: Permission for Retention

Dear Sir/Madam

With reference to the above, I acknowledge receipt of your application received on 28-Jul-2026 through the National Online Planning Portal.

In accordance with the Planning and Development Regulations 2001, as amended, it should be noted that this application may be declared invalid subsequent to this acknowledgement, following inspection of site notice(s).

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 that submissions/observations from the Applicant cannot be accepted.

PAYMENT OF APPLICATION FEE

If payment of the planning application fee has **NOT** been made prior to receipt of this letter, please use the bank details below to lodge same within five days of the date of this letter, using the Register Reference above as the narrative.

Account Name: Supplementary Credit Account
Pay: Dun Laoghaire-Rathdown County Council
Bank Name: Bank of Ireland, 101 Upper George's Street, Dun Laoghaire
Bank Account No. 10170150
Bank Sort Code: 90-11-16
IBAN: IE56 BOFI 9011 1610 1701 50
BIC/SWIFT: BOFIE2D

Yours faithfully

Helen Walsh

for SENIOR EXECUTIVE OFFICER

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21-Sep-2026

NOTIFICATION OF DECISION TO REFUSE PERMISSION FOR RETENTION
Planning & Development Act 2000, as amended

Order Number P/1878/26	Date of Order 18-Sep-2026
Register Reference D26A/0568/WEB	Date Received 28-Jul-2026
National Portal Reference: 120000108541	

Applicant:
Development

Elizabeth Hastings
1 – Retention permission is sought for the retention of an existing residential unit measuring 38sq.m on site. 2. Full planning permission is being sought for the alterations and modifications to plans and elevations of this current residential unit to be converted into a new studio style apartment which will comply with the current development plan, and all associated site works.
Highfield Mews, Highfield Park, Dundrum, Dublin, D14N599
Permission for Retention

Location:

Application Type:
Time Extension up to and including:
Additional Information
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 **REFUSE PERMISSION FOR RETENTION** 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.

For the **1** reason(s) on the attached numbered pages.

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

Refuse Permission for the following reason:

1. The Planning Authority considers that the use of the existing structure as a residential unit constitutes a highly vulnerable form of development within Flood Zones A and B. Having regard to Section 5.2.2 of Appendix 15 (Strategic Flood Risk Assessment) of the Dún Laoghaire-Rathdown County Development Plan 2022-2028, which states that it is not appropriate for highly vulnerable development to be located within Flood Zones A or B, the retention of the development would be contrary to the flood risk management objectives of the Development Plan and would therefore be contrary to the proper planning and sustainable development of the area.

SUBMISSIONS/OBSERVATIONS

NOTE (1): In deciding this planning application, the planning authority, in accordance with Section 34 (3) of the Planning & Development Act, 2000, as amended, has had regard to any submissions or observations received in accordance with the Planning and Development Regulations 2001 - 2010, pertaining to this application.

REMOVAL OF SITE NOTICE

NOTE (2): The applicant is reminded that in accordance with Article 20 of the Planning and Development Regulations 2001 – 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 Bord 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 Board for leave to appeal the decision of the Planning Authority. Appeals should be sent to:

**The Secretary,
An Bord 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 Board 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 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 Bord Pleanála against the decision, a PERMISSION will be granted by the Council as soon as may be 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, 2001-2010, for full details of fees, refunds and exemptions.