(1)

An Coimisiún Pleanála
26 Oct 26.

AN COIMISIÚN PLEANÁLA
LDG- FEE-PAY-005035
ACP-
27 OCT 2026
Fee: € 220 Type:
Time: 13:01 By: hand

8 Grosvenor Terrace
Monkstown
County Dublin.
A 94 CW 16.

Appeal to Decision to GRANT D26A/0605
dated 6 oct 26, 6 Packenham Road, Dun Laoire

Sir

I wish to appeal decision to grant planning permission by DLR as per above for following Reasons which I feel were not adequately addressed

I live in 8 Grosvenor TERRACE which borders onto this proposal on 2 Sides over c 35m. metres

1. the proposed development will impact on my Property in numerous ways some of which were even Conditioned by DLR planners despite objection from myself and many of My Neighbours.

(a) DLR has conditioned that the proposed property be Pulled back from Packenham Road by 600mm but no such restriction was imposed at my boundary wall - I object to this

(b) the development seriously impacts my Rights to privicy, Sunlight and existing amenities

(c) the proposed Finished Floor level and overall building height has not been clarified having serious Concerns for my property

(d) The proposal is overdevelopment in a very small garden

(e) 2 No existing foul sewers serving Grosvenor Terrace and Packenham Road run under the proposed property. These sewer lines give constant problems

(f) The development proposes removal of an existing tree which currently provides considerable screening to my property with no substitute screening conditioned

(g) The proposed development was opposed by DLR Conservation Officer and this objection was overruled.

(h) No Architectural heritage impact submission was made as is required in this AREA

(i) Private open space requirements are not met

(j) No restrictions to working hours were imposed and construction is only a few feet from my principal living space

(k) Lack of parking is a huge issue at our location and this was not addressed by the application or the planners.

(l) Road flooding is an issue at this location and was not addressed by the Applicant or the planners

(m) the building is too close to my property, is too tall relative to my principal living area, & my ~~write~~ Right to privacy is interfered with, ~~and~~ My Right to Sunlight is interrupted. building windows will overlook my property.

(n) No screening has been included for my property or imposed by planners.

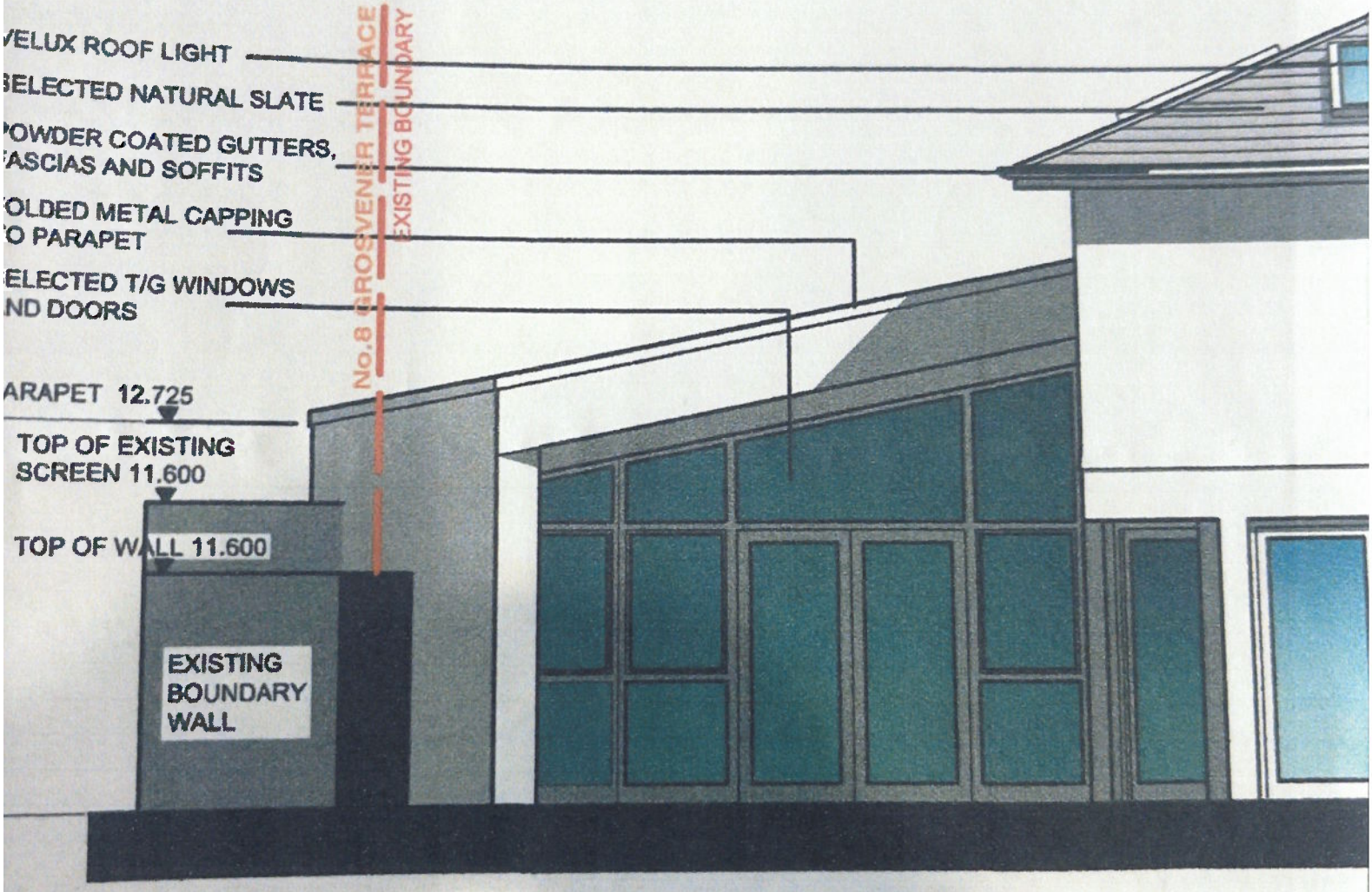
Michael Boyle.
Michael Boyle.

7 PHOTOS ATTACHED.

E Mail - boyle@email.com

irtner Rhona Fitzp
tention it would p

AN COIMISIÚN PLEANÁLA
LDG- FEE-PAY-00501S
ACP-
27 OCT 2026
Fee: € 220 Type:
Time: 13:01 By: hand



SOUTH-WEST ELEVATION

* Shows by how much & new House Extends over Boundary wall and so Close


Panda
1300 62 62 62
Proposed House only
600 for Ivy
on Right


My BAR-B-Q AREA
overlooked.



PARKING OUTSIDE ROPOSED HOUSE
CARS CANT FIT ON NARROW ROAD



View FROM My Garden to 2 Storey House


Tree to be
Removed !



View from My Dining Room + Lounge.

AN COIMISIÚN PLEANÁLA
LDG- FEE-PAY-005035
ACP-
27 OCT 2026
Fee: € Type:
Time: 13:01 By: hand

Mr. Michael Boyle
8, Grosvenor Terrace
Monkstown
County Dublin
A94CW16

Receipt for Submission

Date: 26-Aug-2026

Register Ref: D26A/0605 **Date Recd:** 12-Aug-2026

Development: 1 / 2 storey dwelling including ancilliary works.

Location: 6, Pakenham Road, Monkstown, Dun Laoghaire, Co. Dublin, A94V4H0

Applicant: Rhona Fitzpatrick and Kenneth Carmody

App. Type: Permission

Dear Sir/Madam

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

All documents are available to view on-line.

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 COIMISIUN 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 Coimisiun Pleanala if you wish to appeal the decision of the Planning Authority. It is the only form of evidence which will be accepted by An Coimisiun Pleanala 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/0605

A Submission/Observation in writing has been received from:

Mr. Michael Boyle
8, Grosvenor Terrace
Monkstown
County Dublin
A94CW16

On: 26/08/2026 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
For Senior Executive Officer

Date
26/08/2026

Planning Authority Stamp

26/08/2026

54-NBR2ack

Comhairle Contae County Council
Comhairle Contae Dhún Laoghaire-Ráth an Dúin, Halla an Chontae, Dún Laoghaire, Co. Átha Cliath, Éire. A96 K6C9
Dún Laoghaire-Rathdown County Council, County Hall, Dún Laoghaire, Co. Dublin, Ireland. A96 K6C9
T: 01 205 4700 E: info@dlrcoco.ie W: www.dlrcoco.ie

Mr. Michael Boyle
8, Grosvenor Terrace
Monkstown
Dublin
A94CW16

Date: 06-Oct-2026

Register Ref: D26A/0605 **Date Recd:** 12-Aug-2026
Development: 1 / 2 storey dwelling including ancilliary works.
Location: 6, Pakenham Road, Monkstown, Dun Laoghaire, Co. Dublin, A94V4H0
Applicant: Rhona Fitzpatrick and Kenneth Carmody
App. Type: Permission

Dear Sir/Madam

I wish to inform you that by Order dated **06-Oct-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 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 SCREENING
Having regard to the nature and scale of the proposed development, which comprises a new dwelling adjacent to the side/ rear of an existing dwelling, in a fully serviced urban location, 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, save as may be required by the other conditions attached hereto or as otherwise agreed in writing by the Planning Authority.
REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.

2. Prior to the commencement of development, the applicant shall submit to the Planning Authority for written agreement, a revised house layout, size and road boundary treatment, and modified as follows:
(a) The proposed house reduced in size/ depth so that the existing rubble stone boundary wall to the Pakenham Road boundary is retained and the proposed house set-back from the inside face of that existing roadside boundary wall (and the proposed indicated minimum 600mm (0.6m) separation distances to the rear north and northwest boundaries also to be retained).
(b) Revised details showing the existing 'Temporary Opening' in the Pakenham Road stone boundary infill with replacement rubble stone coursed to match the existing adjoining road boundary stone wall - other than the also proposed pedestrian gateway.
REASON: In the interests of streetscape character, visual amenity and harmony, and heritage.

3. Prior to the commencement of development, the applicant shall submit to the Planning Authority (Drainage Planning) for written agreement, additional/ revised drainage details and to carry out as follows:
(a) To conduct and submit to Drainage Planning the results of a slit trench survey to determine the actual location of the 950 mm diameter public surface water sewer located in close proximity to the proposed development, which should include details of it being scrubbed up and bunded.
Note: Prior to commencement of the survey, the applicant is requested to contact Drainage Planning to arrange attendance of Council staff at the survey if required.
(b) Submit consistent values that clarify that the discrepancy in the application of the proposed finished floor level of the development. It must be ensured that the proposed finished floor level of the development, at its lowest point, minus the height of the previous flood event on the adjacent road/footpath (~500 mm), exceeds the level of the adjacent footpath at its highest point.
REASON: In the interest of public health, and the proper planning and sustainable development of the area.

4. The disposal of surface water shall be in accordance with the requirements of the Planning Authority as follows:
(a) The surface water runoff generated by the development shall not be discharged to the public surface water sewer but shall be collected locally to a rainwater harvesting system, as indicated in the application. The rainwater harvesting system shall be designed in accordance with the recommendations of BS EN 16941-1-2024/EN 16941-1:2024 and The SuDS Manual (CIRIA C753). Any overflow from the rainwater harvesting system shall not connect to the public surface water sewer but shall drain to an infiltration system contained within the property curtilage e.g. soakaway, permeable paving sub-base etc.
(b) The proposed green roof shall be designed, installed and maintained in accordance with the requirements of BS EN 12056-3:2000 and The SuDS Manual (CIRIA C753).
(c) Any changes to parking and hardstanding areas shall be constructed in accordance with the recommendations of the Greater Dublin Strategic Drainage Study for sustainable urban drainage systems (SuDS) i.e. permeable surfacing, and in accordance with Section 12.4.8.3 Driveways/Hardstanding Areas of the County Development Plan 2022-2028. Appropriate measures shall be included to prevent runoff from driveways entering onto the public realm as required. Where unbound material is proposed for driveway, parking or hardstanding areas, it shall be contained in such a way to ensure that it does not transfer on to the public road or footpath on road safety grounds.
REASON: In the interest of public health.

5. Notwithstanding Class 1, 3, 5 and Class 7, of Part 1, of Schedule 2 of the Planning and Development Regulations, 2001 (as amended), there shall be no extensions, porch or sheds/stores or similar, constructed to the proposed dwelling house without a prior grant of permission.
REASON: In the interest of orderly development and the proper planning and sustainable development of the area.

6. All necessary measures shall be taken by the Applicant and Contractor to:
(a) 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,
(b) repair any damage to the public road arising from carrying out the works,
avoid conflict between construction activities and pedestrian/vehicular movements on the surrounding public roads during construction works.
REASON: In the interest of orderly development.

Countywide Surface Water
7. The Developer shall, prior to commencement or as otherwise agreed in writing with the Planning Authority, pay the sum of €138.76 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 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 9th 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.

Countywide Transport Infrastructure
8. The Developer shall, prior to commencement or as otherwise agreed in writing with the Planning Authority, pay the sum of €2081.44 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 on the 9th 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.

Countywide Community & Parks facilities & Recreational amenities
9. The Developer shall, prior to commencement or as otherwise agreed in writing with the Planning Authority, pay the sum of €11656.04 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 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 9th 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. 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: 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: 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: 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: Any alterations to the drainage systems within the site are a matter for compliance with the Building Regulation.

NOTE: That water supply and foul drainage shall be in accordance with the requirements of Uisce Éireann/Irish Water. In this regard:
a) Where the applicant seeks a connection to the public network, the applicant must enter into a connection agreement with Uisce Éireann prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.

b) There shall be no build over of public infrastructure from these proposals. Separation distances as per Uisce Éireann's Standards Codes & Practices shall be achieved where public infrastructure is in situ within and/or adjacent to site boundaries*.
c) The development shall not impact public drinking water sources and/or abstraction point(s) and/or abstraction infrastructure**.
d) The design and construction of the Water & Wastewater pipes and related infrastructure to be installed in this Development must comply with the Uisce Éireann Connections and Developer Services Standard Details and Codes of Practice. Queries relating to the terms and observations above should be directed to planning@water.ie

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

Yours faithfully

Bernie Gilsenan

for Senior Executive Officer