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

Stephen Nelson
66, Carysfort Avenue
Blackrock
Dublin
A94X3H5

07-Oct-2026

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

Order Number P/1972/26	**Date of Order** 07-Oct-2026
Register Reference D26B/0417/WEB	**Date Received** 20-Jul-2026
National Portal Reference: 120000107500	

Applicant:	Rod McGovern & Emma Dooney
Development	Retention permission for the construction of a detached dormer style garage (130 sq. m. gross floor area) and all ancillary works
Location:	Wynfield House, Ticknock Road, Dublin 18, D18PXP1
Application Type:	Permission for Retention
Time Extensionup to and including:	
Additional Information Requested/Received:	Additional Information10-Sep-202617-Sep-2026

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 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.

Sharon Peppard

for Senior Executive Officer

1. The applicant has failed to satisfactorily clarify the status of the previously permitted equine centre and to demonstrate how it might be delivered in accordance with both the permission and with the development proposed for retention. The proposed development for retention is mutually exclusive in spatial and locational terms with the layout shown for the permitted equine centre. It is noted that the equine centre and the house are both integral and interrelated components of the permission granted on these 'B' zoned lands. The subject proposal would therefore be contrary to Condition 1 of the original planning permission Ref. D12A/0398 and would 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.

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FURTHER NOTES

APPEALS

This decision of the Planning Authority does not authorise works to commence and may be appealed to An Bord Pleanala 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 Pleanala,
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 Pleanala 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.

No. P/1827/26

Dún Laoghaire-Rathdown County Council

LOCAL GOVERNMENT ACTS 1925 - 2014

RECORD OF EXECUTIVE BUSINESS CHIEF EXECUTIVE'S ORDERS

Reg. Reference:	D26B/0417/WEB **Date Received:** 20-Jul-2026
Name & Address:	Stephen Nelson, 66, Carysfort Avenue, Blackrock, Dublin, A94X3H5
Development:	Retention permission for the construction of a detached dormer style garage (130 sq. m. gross floor area) and all ancillary works
Location:	Wynfield House, Ticknock Road, Dublin 18, D18PXP1
Applicant:	Rod McGovern & Emma Dooney
App. Type:	Permission for Retention
Decision Level:	Senior Planner West

Report
(Cathal O Sullivan)

Signed: _____ **Dated:** _____
Case Planner

Planners Report

Planning Ref: D26B/0417/WEB **Case Officer:** COS

Site location: Wynfield House, Ticknock Road, Dublin 18, D18PXP1.

SITE DESCRIPTION
The subject site is located to the south of the M50 in an upland rural area and comprises a two-storey detached dwelling with a hipped roof profile. A detached dormer style garage is situated to the rear of the property.

The existing property is significantly set back from the adjoining roadway along Ticknock Road is accessed via an internal roadway and served by parking around the curtilage of the dwelling. The dwelling is served by significant amounts of primary amenity space is situated to the front/rear/sides of the property.

The subject site is bounded by the nearest residential properties and warehouses on its eastern boundary.

The site area is 3.86Ha.

PROPOSED DEVELOPMENT TO BE RETAINED
The proposed development to be retained, as stated and as indicated on plans submitted, would comprise the following works:

- *Retention permission for the construction of a detached dormer style garage (130 sq. m. gross floor area) and all ancillary works.*

SITE NOTICE
Site Notice in place and legible on 18/08/2026.

Dún Laoghaire-Rathdown County Council

LOCAL GOVERNMENT ACTS 1925 - 2014

RECORD OF EXECUTIVE BUSINESS CHIEF EXECUTIVE'S ORDERS

SUBMISSIONS / OBSERVATIONS
No third-party submissions/observations were received.

PLANNING HISTORY
Subject site

D12A/0398: Permission was GRANTED by the Planning Authority at the subject site for amendments to an existing grant of planning permission Ref: No. D07A/0922, Order No. P/4888/07 dated 17/10/07 being the construction of a stud and equine rehabilitation centre, comprising stables, courtyard, 3 bed service accommodation, outdoor arena, paddocks and ancillary facilities for the breeding, treatment and keeping of horses, 2 storey dwelling house (c. 900m2) with partial basement, integrated garage, c. 4.5 m wide x 300 m long access road, landscaping, septic tank and percolation area, boundary treatment and all ancillary site works. The amendments to the original include: (i) the omission of the basement (c. 112 sq.m); (ii) an increased percolation area; (iii) and the relocation of fencing to accommodate the increased percolation area. The decision was appealed to An Bord Pleanála under File Ref: PL06D.242612 and was subsequently GRANTED.

D10A/0505: Permission was REFUSED by the Planning Authority at the subject site for amendments to an existing grant of planning Ref. No. D07A/0922, Order No. P/4314/07 dated 3/9/07 being the construction of an stud and equine rehabilitation centre, comprising stables, courtyard, 3 bed service accommodation, outdoor arena, paddocks and ancillary facilities for the breeding, treatment and keeping of horses, 2 storey dwelling house (c.900m2) with partial basement, integrated garage, c. 4.5m wide x 300m. long access road, landscaping, septic tank and percolation area, boundary treatment and all ancillary site works on a c.3.86 hectares site. The amendments include the following: Main House, omission of 112m2 basement, relocation of stud farm office to out buildings, minor interior reworking as required. Revised floor area of 842m2. Agricultural buildings, omission of stables 2 of 107m2 and equine swimming pool. Removal of single storey projection to rear elevation. Extension to existing second storey to accommodate relocated offices and staff accommodation. Revised internal layout to ground floor including larger plant room, stores, revised vehicular access to rear of stables. The decision was appealed to An Bord Pleanála under File Ref: PL06D.238004 and was subsequently REFUSED.

Reason for refusal: *Having regard to the extent of development proposed and the nature of the effluent generated on this unserviced site and in the absence of a site suitability assessment and detailed specifications in relation to the proposed waste water treatment system, the Board is not satisfied on the basis of the submissions made in connection with the planning application and the appeal, that effluent from the development can be satisfactorily treated and disposed of on site. The proposed development would, therefore, be prejudicial to public health.*

Dún Laoghaire-Rathdown County Council

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D07A/0922: Permission was GRANTED by the Planning Authority at the subject site for the construction of a stud and equine rehabilitation centre, comprising stables, courtyard, 3 bed service accomodation, outdoor arena, paddocks, and ancillary facilities for the breeding, treatment and keeping of horses, 2 storey dwelling house (c. 900sqm) with partial basement, integrated garage, c. 4.5m wide x 300m long access road, landscpaing, septic tank and percolation area, boundary treatment and all ancillary site works on a c. 3.86 hectares site.

D05A/0217: Outline permission was REFUSED by the Planning Authority at the subject site for the construction of an equestrian centre, comprising stables, courtyard, outdoor arena, paddocks and ancillary facilities for the breeding and keeping of horses 2 storey dwelling house (c. 500/600 sq.m), garage, c.4.5 m wide x 300 m. long access road, landscaping, boundary treatment and ancillary site works on a c. 1.78 hectares site.

D04A/0802: Outline permission was REFUSED by the Planning Authority at the subject site for a two storey dwelling house (c.500/600 sq. metres), garage, c. 4.5 m wide x 300 m. long access road, landscaping, boundary treatment and ancillary site works on c. 1.1 hectares.

D04A/0801: Outline permission was GRANTED by the Planning Authority at the subject site for the construction of a private school comprising kindergarten, boy and girls primary and secondary schools, auditorium/chapel cafeteria and sports hall, 3 no. playing pitches 4 no. tennis courts, mini-courts, 100 no. car parking spaces, landscaping boundary treatment and all ancillary site works on a c. 7.7 hectares site. The decision was appealed to An Bord Pleanála under File Ref: PL06D.209062 and was subsequently REFUSED.

Adjacent properties
No recent and relevant planning history found for adjacent properties.

PLANNING ENFORCEMENT
ENF10526: An Enforcement File is open on site in relation to the detached dormer garage structure.

PRE-PLANNING CONSULTATION
No pre-planning recorded.

DEPARTMENTAL REPORTS
No referrals made.

PRESCRIBED BODIES

Environmental Health Office
Dated 27/08/26:

'Observations and Recommendations

Dún Laoghaire-Rathdown County Council

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The proposal is acceptable subject to:

1. An assessment of the existing wastewater treatment together with evidence by a suitably qualified person that the system can accommodate the proposed development and is functioning correctly should be submitted to the Planning authority in Dun Laoghaire Rathdown County Council.

2. If the existing wastewater treatment system cannot support the design capacity of the combined house and extension, details of a proposed new wastewater treatment system together with a site suitability assessment, completed by a suitably qualified person, should be submitted.

The applicant is advised that only site assessments and Site Characterisation forms completed in accordance with the EPA Domestic Waste Water Treatment Systems Manual (Population Equivalent ≤10) for single houses 2021 will be accepted by Dun Laoghaire Rathdown County Council.'

RELEVANT POLICY IN DÚN LAOGHAIRE-RATHDOWN COUNTY DEVELOPMENT PLAN 2022-2028

Under the Dún Laoghaire-Rathdown County Development Plan 2022-2028, the site is subject to zoning objective B, which seeks '*To protect and improve rural amenity and to provide for the development of agriculture.*'

It is also noted that the applicant's landholding is situated adjacent to vast areas zoned under objective G, which seeks to '*To protect and improve high amenity areas.*' Ticknock Road to the east and Kellystown Road to the west of the subject site are also populated with icons to preserve views.

The 2022-2028 County Development Plan maps show that there is a number of 'Tree' symbols over a cluster of mature trees on the northern boundary of the subject site. However, the proposed development will not be undertaken within the curtilage of these trees and therefore no assessment against Section *12.8.11 Existing Trees and Hedgerows* is warranted in this instance.

The following policy is relevant to development of this type:

Chapter 3 – Climate Action

Section 3.4 Achieving Sustainable Planning Outcomes

- *Section 3.4.1.3 Policy Objective CA7: Construction Materials*

Chapter 4 – Neighbourhood – People, Homes and Place

Section 4.3 Homes

- *Section 4.3.1.2 Policy Objective PHP19: Existing Housing Stock - Adaptation*
- *Section 4.3.1.3 Policy Objective PHP20: Protection of Existing Residential Amenity*
- *Section 4.3.1.6 Policy Objective PHP23: Management of One-off Housing*

Chapter 12 – Development Management

- *Section 12.2.1 Built Environment*

Dún Laoghaire-Rathdown County Council

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Section 12.3 Neighbourhood – People, Homes and Place
- *Section 12.3.1 Quality Design*
- *Section 12.3.7 Additional Accommodation in Existing Built-up Areas*
- *Section 12.3.7.1 Extensions to Dwellings*
- *Section 12.3.7.4 Detached Habitable Room*
- *Section 12.3.10 One-Off Housing in the Countryside*
- *Section 12.3.12 Rural – Non-Residential Development*

Chapter 13 – Land Use Zoning Objectives
Section 13.1 Land Use Zoning Objectives
- *Section 13.1.2 Transitional Zonal Areas*
- *Section 13.1.10 Appropriate Assessment*

Section 13.2: Definition of Use Classes

Guidelines for Planning Authorities
- Quality Housing for Sustainable Communities (2007) referred to herein as the Housing Guidelines 2007
- Design Manual for Quality Housing (2023)
- Sustainable Residential Development and Compact Settlements (2024) referred to herein as the Compact Settlement Guidelines 2024
  With regards to Development Management, a number of development standard minimums under the Dún Laoghaire-Rathdown County Development Plan 2022-2028 are superseded by the equivalent standard thresholds, as stipulated under Section 5.3 Standards for Housing of the Guidelines.

ASSESSMENT
The main considerations in the assessment of the proposed development to be retained are whether it aligns with relevant national strategic policies and the provisions of the Dún Laoghaire Rathdown County Development Plan 2022-2028 and other guidance documents. Specific matters for consideration in the assessment will include:
- Principle Of Development,
- Climate Action,
- Compliance with Rural/Detached Habitable Room Policy,
- Environmental Health.

Principle of Development
As noted above, under the Dún Laoghaire-Rathdown County Development Plan 2022-2028, the site is subject to zoning objective 'B' and objective 'G' under which residential development, including garage structures ancillary to existing dwellings, is open for consideration *'In accordance with Council Policy for Development in Rural Areas'* in both zones.

The planning history of the site indicates that permission was granted under Reg. Ref. D07A/0922 for the construction of a dwelling house together with an equine rehabilitation centre, stud, paddock area and associated facilities. Subsequent amendments were permitted under Reg. Ref. D12A/0398, which expressly retained the terms and conditions of the original permission, save for limited amendments relating to the omission of the basement, the enlargement of the percolation area and associated fencing revisions.

Dún Laoghaire-Rathdown County Council

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Having reviewed the approved drawings and documentation relating to the parent permission, it is evident that the area now occupied by the structure subject to this retention application formed part of the lands associated with the permitted equine enterprise. While the dwelling house was constructed, the equine rehabilitation centre, stud facilities, paddock

area and associated development do not appear to have been implemented. Instead, the applicant seeks retention of a substantial garage structure in the vicinity of the approved equestrian facilities.

The Planning Authority has concerns regarding the relationship between the retained structure and the previously permitted development on the site. In particular, it is not evident that the development has been carried out in accordance with the permissions granted under Reg. Refs. D07A/0922 and D12A/0398. The development as constructed appears to differ materially from that which was approved and may therefore be contrary to the following conditions:

D07A/0922
1.The development to 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.
REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.

D12A/0398
1. Save for amendments granted on foot of this permission, the development shall otherwise be carried out in strict accordance with the terms and conditions of planning permission Reg. Ref. D07A/0922, save as may be required by the other conditions attached hereto.
REASON: In the interests of the proper planning and sustainable development of the area.

3. This Order permits only the following amendments to Reg. Ref. D07A/0922: (i) the omission of the basement (c. 112 sq.m); (ii) an increased percolation area; and (iii) the relocation of fencing to accommodate the increased percolation area.
REASON: In the interest of clarity.

Regard is also given to the assessment of the parent permission under *Reg. Ref. D07A/0922*, during which a key consideration for the acceptability of the proposal was the compatibility of the equine centre/stud with the zoning objectives for the site:

> *The proposed stud and equine rehabilitation centre is located in both the B and G zones, the proposed house is in the B zone. "Agricultural Buildings" are permitted in principle in the B zone, and are "open for consideration" in the G zone. Policy E19 of the County Development Plan states that "it is council policy to facilitate the growth of the agricultural and horticultural industries in the County .That the Council recognises that the future viability of agriculture depends on diversification of land use and will take cognisance of this during the development control process." Clearly cognisance of this was not taken into account by the planner. Most of the site is in the B zone "To protect and improve rural amenity and to provide for the development of agriculture". Clearly the proposed development fulfils this objective.*

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Following inspection of the site and on review of the submitted plans and permitted development under Refs. D07A/0922 and D12A/0398, the Planning Authority has serious concerns surrounding the location of the structure to be retained and the permitted paddocks

and courtyard (which are considered central to the operation of the permitted equine rehabilitation facility, thus the principle of that permitted use). In the absence of the approved equestrian development, and having regard to the location and nature of the structure now proposed for retention, the Planning Authority is not satisfied that the principle of the development has been established. In particular, insufficient information has been submitted demonstrating how the retained structure relates to, or remains compatible with, the development permitted under Reg. Refs. D07A/0922 and D12A/0398, or how the omission of the approved equestrian facilities affects the planning rationale upon which those permissions were granted.

Climate Action
Given the scope of the proposed works, it is considered that the proposed development to be retained does not create undue negative impacts in terms of energy use/performance and is acceptable in terms of materials proposed in the context of the current high standards set out in the Building Regulations.

The development notwithstanding its existing construction, should have regard to use of materials, and climate change action long-term, regards Chapter 3 and energy efficiency in buildings, and noting e.g. Policy Objective CA7: Construction Materials.

Compliance with Detached Habitable Room Policy
The application seeks permission for the retention of a detached dormer-style garage structure located to the rear of the existing dwelling house on the subject site.

Having regard to the documentation submitted, it is stated that the structure is utilised primarily for domestic garage purposes, with ancillary storage accommodation provided at first-floor level. A site inspection undertaken by the Planning Authority confirmed that the structure is being used for purposes incidental and ancillary to the enjoyment of the existing dwelling and does not facilitate an independent or separate use.

In this regard, the Planning Authority is satisfied that the nature and function of the structure are compatible with the established residential use of the site and that a reasonable need exists for such ancillary accommodation. Accordingly, the principle of the development is considered acceptable and consistent with the applicable provisions and objectives of the County Development Plan, under Objectives B and G.

With respect to visual impact and rural amenity, the Planning Authority has had regard to the scale, design, siting and location of the structure within the curtilage of the dwelling. The structure is positioned to the rear of the main house and is viewed in the context of the existing residential development on the site. Following a site inspection, the Planning Authority is satisfied that the retention of the structure would not result in a significant adverse visual impact on the surrounding landscape, would not detract from the rural character of the area, and would not adversely affect the high-amenity environment of Ticknock.

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As such, the development is considered to comply with the relevant provisions of the County Development Plan relating to the protection of rural amenity and landscape character.

Given the nature and extent of the structure, it is also considered appropriate to assess the

retained structure against the provisions of Section 12.3.7.4, *Detached Habitable Rooms*.

Based on the submitted documentation, the structure is considered modest in scale and floor area relative to the main dwelling and the remaining rear garden area. Having regard to the separation distances between the structure and the nearest dwellings to the east, it is not considered that the development would adversely affect the residential amenities of neighbouring properties or those of the principal dwelling on the site. Accordingly, the retention of the structure is considered acceptable in this regard.

Conclusionary statement
The proposed development is generally considered acceptable to the Planning Authority and is considered to accord with *Section 12.3.7.4, Detached Habitable Rooms* of the Dún Laoghaire Rathdown County Development Plan 2022-2028.

Environmental Health Office
The Environmental Health Officer (EHO) has reviewed the proposal and have raised no objection subject to the inclusion of their recommended conditions relating to the capacity of the wastewater treatment system, be attached to a grant of permission.

The Planning Authority have considered the EHO report and concur that the recommended condition could be included in the event of a grant of planning permission, however the matters pertaining to a request for Further information are considered to take precedence in this instance.

APPROPRIATE ASSESSMENT (AA) SCREENING
The proposed development to be retained 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 to be retained, which comprises a garage structure to the rear of an existing dwelling in a rural 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.

No. P/1827/26

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DEVELOPMENT CONTRIBUTIONS

Residential:	
m² Proposed New Floor Area	Proposed garage comprising 130m² floorspace, as stated under Q. 12 of the submitted Application Form.
m² Proposed Demolition	Demolition of 0m² as stated under Q. 12 of the submitted Application Form.

Retention of garage structure. Garages exempt from development contributions owed.

For the purposes of calculating Development Contributions, the planning history for the

site indicates that the property has not been extended since the DLR Development Contributions Policy was introduced.

CONCLUSION
While the dormer style garage structure to be retained is not considered to cause adverse residential/visual impacts and would generally be in compliance with rural/detached habitable room policy, the Planning Authority has concern that the proposed development would not be in accordance with the parent permission previously granted for the subject in relation to the construction of an equine centre/stud area.
It is recommended that this issue be addressed by way of **Further Information**.

RECOMMENDATION
I recommend that **FURTHER INFORMATION** be requested as follows:-

1. The Applicant is invited to provide commentary pertaining to the status of the equine rehabilitation centre, stud, paddock area and associated facilities permitted under Reg. Ref. D07A/0922, as amended by Reg. Ref. D12A/0398. The Applicant is requested to demonstrate how the structure proposed for retention relates to and is compatible with the development previously permitted on the site, having regard to the conditions of the parent permissions, the planning rationale underpinning those permissions, and the applicable zoning objective. Clarification should be provided as to whether the retained structure replaces, supersedes or alters any element of the approved equestrian development.

The applicant is advised that in order to ascertain whether it is necessary for the Further Information/Clarification of Further Information to be re-advertised by way of new public notices (i.e. site notice & newspaper notice), the complete Further Information/Clarification of Further Information response must, in the first instance, be lodged at the offices of the Planning Authority for viewing by the Planning Case Officer. In the event of it being considered that new public notices are required, the applicant will be advised accordingly.

In the event that new public notices are required, a notice should be placed in an approved newspaper and a site notice should be erected on the site. A copy of these public notices should then be submitted. The Further Information/Clarification of Further Information will then be registered at the date of receipt of the new notices by the Planning Authority.

No P/1827/26

Dún Laoghaire-Rathdown County Council

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RECORD OF EXECUTIVE BUSINESS CHIEF EXECUTIVE'S ORDERS

A/ Senior Executive Planner

Endorsed: Senior Executive Officer

ORDER: I direct that **FURTHER INFORMATION** be requested from the applicant for D26B/0417/WEB for **Permission for Retention** as set out in the above report and that notice thereof be served on the applicant.

REG. REF.: **D26B/0417/WEB**

Signed: Approved Officer **Dated:** 10/9/26

Thereunto empowered by order of Príomh-Fheidhmeannach, Comhairle Contae Dhún Laoghaire-Ráth An Dúin, Order No. 2208, dated 5/9/19, delegating to me all his powers, functions and duties in relation to the County Council of Dún Laoghaire-Rathdown in respect of this matter.

P/1972/26

No.

Dún Laoghaire-Rathdown County Council

LOCAL GOVERNMENT ACTS 1925 - 2014

RECORD OF EXECUTIVE BUSINESS CHIEF EXECUTIVE'S ORDERS

Reg. Reference:	D26B/0417/WEB	**Date Received**	20-Jul-2026
Add. Info. Req:	10-Sep-2026	**Add. Info. Received:**	17-Sep-2026
Name&Address:	Stephen Nelson, 66, Carysfort Avenue, Blackrock, Dublin, A94X3H5		
Development:	Retention permission for the construction of a detached dormer style garage (130 sq. m. gross floor area) and all ancillary works		
Location:	Wynfield House, Ticknock Road, Dublin 18, D18PXP1		
Applicant:	Rod McGovern & Emma Dooney		
App. Type:	Permission for Retention		
Level of Decision:	Senior Planner West		

Report
(Cathal O Sullivan)

Signed: _____ **Dated:** _____
Case Planner

Planners Report

Planning Ref: D26B/0417/WEB **Case Officer:** COS

Site location: Wynfield House, Ticknock Road, Dublin 18, D18PXP1.

SITE DESCRIPTION
The subject site is located to the south of the M50 in an upland rural area and comprises a two-storey detached dwelling with a hipped roof profile. A detached dormer style garage is situated to the rear of the property.

The existing property is significantly set back from the adjoining roadway along Ticknock Road is accessed via an internal roadway and served by parking around the curtilage of the dwelling. The dwelling is served by significant amounts of primary amenity space is situated to the front/rear/sides of the property.

The subject site is bounded by the nearest residential properties and warehouses on its eastern boundary.

The site area is 3.86Ha.

PROPOSED DEVELOPMENT TO BE RETAINED
The proposed development to be retained, as stated and as indicated on plans submitted, would comprise the following works:

- *Retention permission for the construction of a detached dormer style garage (130 sq. m. gross floor area) and all ancillary works.*

SITE NOTICE
Site Notice in place and legible on 18/08/2026.

No. P/1972/26

Dún Laoghaire-Rathdown County Council

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RECORD OF EXECUTIVE BUSINESS CHIEF EXECUTIVE'S ORDERS

SUBMISSIONS / OBSERVATIONS

No third-party submissions/observations were received.

PLANNING HISTORY

Subject site

D12A/0398: Permission was GRANTED by the Planning Authority at the subject site for amendments to an existing grant of planning permission Ref: No. D07A/0922, Order No. P/4888/07 dated 17/10/07 being the construction of a stud and equine rehabilitation centre, comprising stables, courtyard, 3 bed service accommodation, outdoor arena, paddocks and ancillary facilities for the breeding, treatment and keeping of horses, 2 storey dwelling house (c. 900m2) with partial basement, integrated garage, c. 4.5 m wide x 300 m long access road, landscaping, septic tank and percolation area, boundary treatment and all ancillary site works. The amendments to the original include: (i) the omission of the basement (c. 112 sq.m); (ii) an increased percolation area; (iii) and the relocation of fencing to accommodate the increased percolation area. The decision was appealed to An Bord Pleanála under File Ref: PL06D.242612 and was subsequently GRANTED.

D10A/0505: Permission was REFUSED by the Planning Authority at the subject site for amendments to an existing grant of planning Ref. No. D07A/0922, Order No. P/4314/07 dated 3/9/07 being the construction of an stud and equine rehabilitation centre, comprising stables, courtyard, 3 bed service accommodation, outdoor arena, paddocks and ancillary facilities for the breeding, treatment and keeping of horses, 2 storey dwelling house (c.900m2) with partial basement, integrated garage, c. 4.5m wide x 300m. long access road, landscaping, septic tank and percolation area, boundary treatment and all ancillary site works on a c.3.86 hectares site. The amendments include the following: Main House, omission of 112m2 basement, relocation of stud farm office to out buildings, minor interior reworking as required. Revised floor area of 842m2. Agricultural buildings, omission of stables 2 of 107m2 and equine swimming pool. Removal of single storey projection to rear elevation. Extension to existing second storey to accommodate relocated offices and staff accommodation. Revised internal layout to ground floor including larger plant room, stores, revised vehicular access to rear of stables. The decision was appealed to An Bord Pleanála under File Ref: PL06D.238004 and was subsequently REFUSED.

Reason for refusal: *Having regard to the extent of development proposed and the nature of the effluent generated on this unserviced site and in the absence of a site suitability assessment and detailed specifications in relation to the proposed waste water treatment system, the Board is not satisfied on the basis of the submissions made in connection with the planning application and the appeal, that effluent from the development can be satisfactorily treated and disposed of on site. The proposed development would, therefore, be prejudicial to public health.*

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D07A/0922: Permission was GRANTED by the Planning Authority at the subject site for the construction of a stud and equine rehabilitation centre, comprising stables, courtyard, 3 bed service accommodation, outdoor arena, paddocks, and ancillary facilities for the breeding, treatment and keeping of horses, 2 storey dwelling house (c. 900sqm) with partial basement, integrated garage, c. 4.5m wide x 300m long access road, landscaping, septic tank and percolation area, boundary treatment and all ancillary site works on a c. 3.86 hectares site.

D05A/0217: Outline permission was REFUSED by the Planning Authority at the subject site for the construction of an equestrian centre, comprising stables, courtyard, outdoor arena, paddocks and ancillary facilities for the breeding and keeping of horses 2 storey dwelling house (c. 500/600 sq.m), garage, c.4.5 m wide x 300 m. long access road, landscaping, boundary treatment and ancillary site works on a c. 1.78 hectares site.

D04A/0802: Outline permission was REFUSED by the Planning Authority at the subject site for a two storey dwelling house (c.500/600 sq. metres), garage, c. 4.5 m wide x 300 m. long access road, landscaping, boundary treatment and ancillary site works on c. 1.1 hectares.

D04A/0801: Outline permission was GRANTED by the Planning Authority at the subject site for the construction of a private school comprising kindergarten, boy and girls primary and secondary schools, auditorium/chapel cafeteria and sports hall, 3 no. playing pitches 4 no. tennis courts, mini-courts, 100 no. car parking spaces, landscaping boundary treatment and all ancillary site works on a c. 7.7 hectares site. The decision was appealed to An Bord Pleanála under File Ref: PL06D.209062 and was subsequently REFUSED.

Adjacent properties
No recent and relevant planning history found for adjacent properties.

PLANNING ENFORCEMENT
ENF10526: An Enforcement File is open on site in relation to the detached dormer garage structure.

PRE-PLANNING CONSULTATION
No pre-planning recorded.

DEPARTMENTAL REPORTS
No referrals made.

PRESCRIBED BODIES
Environmental Health Office
Dated 27/08/26:

'Observations and Recommendations
The proposal is acceptable subject to:

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1. An assessment of the existing wastewater treatment together with evidence by a suitably qualified person that the system can accommodate the proposed development and is functioning correctly should be submitted to the Planning authority in Dun Laoghaire Rathdown County Council.

2. If the existing wastewater treatment system cannot support the design capacity of the combined house and extension, details of a proposed new wastewater treatment system together with a site suitability assessment, completed by a suitably qualified person, should be submitted.

The applicant is advised that only site assessments and Site Characterisation forms completed in accordance with the EPA Domestic Waste Water Treatment Systems Manual (Population Equivalent ≤10) for single houses 2021 will be accepted by Dun Laoghaire Rathdown County Council.'

RELEVANT POLICY IN DÚN LAOGHAIRE-RATHDOWN COUNTY DEVELOPMENT PLAN 2022-2028

Under the Dún Laoghaire-Rathdown County Development Plan 2022-2028, the site is subject to zoning objective B, which seeks *'To protect and improve rural amenity and to provide for the development of agriculture.'*

It is also noted that the applicant's landholding is situated adjacent to vast areas zoned under objective G, which seeks to *'To protect and improve high amenity areas.'* Ticknock Road to the east and Kellystown Road to the west of the subject site are also populated with icons to preserve views.

The 2022-2028 County Development Plan maps show that there is a number of 'Tree' symbols over a cluster of mature trees on the northern boundary of the subject site. However, the proposed development will not be undertaken within the curtilage of these trees and therefore no assessment against Section *12.8.11 Existing Trees and Hedgerows* is warranted in this instance.

The following policy is relevant to development of this type:

Chapter 3 – Climate Action

Section 3.4 Achieving Sustainable Planning Outcomes

- *Section 3.4.1.3 Policy Objective CA7: Construction Materials*

Chapter 4 – Neighbourhood – People, Homes and Place

Section 4.3 Homes

- *Section 4.3.1.2 Policy Objective PHP19: Existing Housing Stock - Adaptation*
- *Section 4.3.1.3 Policy Objective PHP20: Protection of Existing Residential Amenity*
- *Section 4.3.1.6 Policy Objective PHP23: Management of One-off Housing*

Chapter 12 – Development Management

- *Section 12.2.1 Built Environment*

Section 12.3 Neighbourhood – People, Homes and Place

- *Section 12.3.1 Quality Design*

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- *Section 12.3.7 Additional Accommodation in Existing Built-up Areas*
- *Section 12.3.7.1 Extensions to Dwellings*
- *Section 12.3.7.4 Detached Habitable Room*
- *Section 12.3.10 One-Off Housing in the Countryside*
- *Section 12.3.12 Rural – Non-Residential Development*

Chapter 13 – Land Use Zoning Objectives
Section 13.1 Land Use Zoning Objectives
- *Section 13.1.2 Transitional Zonal Areas*
- *Section 13.1.10 Appropriate Assessment*

Section 13.2: Definition of Use Classes

Guidelines for Planning Authorities
- Quality Housing for Sustainable Communities (2007) referred to herein as the Housing Guidelines 2007
- Design Manual for Quality Housing (2023)
- Sustainable Residential Development and Compact Settlements (2024) referred to herein as the Compact Settlement Guidelines 2024
  With regards to Development Management, a number of development standard minimums under the Dún Laoghaire-Rathdown County Development Plan 2022-2028 are superseded by the equivalent standard thresholds, as stipulated under Section 5.3 Standards for Housing of the Guidelines.

ASSESSMENT
The main considerations in the assessment of the proposed development to be retained are whether it aligns with relevant national strategic policies and the provisions of the Dún Laoghaire Rathdown County Development Plan 2022-2028 and other guidance documents. Specific matters for consideration in the assessment will include:
- Principle Of Development,
- Climate Action,
- Compliance with Rural/Detached Habitable Room Policy,
- Environmental Health.

Principle of Development
As noted above, under the Dún Laoghaire-Rathdown County Development Plan 2022-2028, the site is subject to zoning objective 'B' and objective 'G' under which residential development, including garage structures ancillary to existing dwellings, is open for consideration *'In accordance with Council Policy for Development in Rural Areas'* in both zones.

The planning history of the site indicates that permission was granted under Reg. Ref. D07A/0922 for the construction of a dwelling house together with an equine rehabilitation centre, stud, paddock area and associated facilities. Subsequent amendments were permitted under Reg. Ref. D12A/0398, which expressly retained the terms and conditions of the original permission, save for limited amendments relating to the omission of the basement, the enlargement of the percolation area and associated fencing revisions.

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Having reviewed the approved drawings and documentation relating to the parent permission, it is evident that the area now occupied by the structure subject to this retention application formed part of the lands associated with the permitted equine enterprise. While the dwelling house was constructed, the equine rehabilitation centre, stud facilities, paddock area and associated development do not appear to have been implemented. Instead, the applicant seeks retention of a substantial garage structure in the vicinity of the approved equestrian facilities.

The Planning Authority has concerns regarding the relationship between the retained structure and the previously permitted development on the site. In particular, it is not evident that the development has been carried out in accordance with the permissions granted under Reg. Refs. D07A/0922 and D12A/0398. The development as constructed appears to differ materially from that which was approved and may therefore be contrary to the following conditions:

D07A/0922
1.The development to 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.
REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.

D12A/0398
1. Save for amendments granted on foot of this permission, the development shall otherwise be carried out in strict accordance with the terms and conditions of planning permission Reg. Ref. D07A/0922, save as may be required by the other conditions attached hereto.
REASON: In the interests of the proper planning and sustainable development of the area.

3. This Order permits only the following amendments to Reg. Ref. D07A/0922: (i) the omission of the basement (c. 112 sq.m); (ii) an increased percolation area; and (iii) the relocation of fencing to accommodate the increased percolation area.
REASON: In the interest of clarity.

Regard is also given to the assessment of the parent permission under *Reg. Ref. D07A/0922,* during which a key consideration for the acceptability of the proposal was the compatibility of the equine centre/stud with the zoning objectives for the site:

> *The proposed stud and equine rehabilitation centre is located in both the B and G zones, the proposed house is in the B zone. "Agricultural Buildings" are permitted in principle in the B zone, and are "open for consideration" in the G zone. Policy E19 of the County Development Plan states that "it is council policy to facilitate the growth of the agricultural and horticultural industries in the County .That the Council recognises that the future viability of agriculture depends on diversification of land use and will take cognisance of this during the development control process." Clearly cognisance of this was not taken into account by the planner. Most of the site is in the B zone "To protect and improve*

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rural amenity and to provide for the development of agriculture". Clearly the proposed development fulfils this objective.

Following inspection of the site and on review of the submitted plans and permitted development under Refs. D07A/0922 and D12A/0398, the Planning Authority has serious concerns surrounding the location of the structure to be retained and the permitted paddocks and courtyard (which are considered central to the operation of the permitted equine rehabilitation facility, thus the principle of that permitted use). In the absence of the approved equestrian development, and having regard to the location and nature of the structure now proposed for retention, the Planning Authority is not satisfied that the principle of the development has been established. In particular, insufficient information has been submitted demonstrating how the retained structure relates to, or remains compatible with, the development permitted under Reg. Refs. D07A/0922 and D12A/0398, or how the omission of the approved equestrian facilities affects the planning rationale upon which those permissions were granted.

Climate Action
Given the scope of the proposed works, it is considered that the proposed development to be retained does not create undue negative impacts in terms of energy use/performance and is acceptable in terms of materials proposed in the context of the current high standards set out in the Building Regulations.

The development notwithstanding its existing construction, should have regard to use of materials, and climate change action long-term, regards Chapter 3 and energy efficiency in buildings, and noting e.g. Policy Objective CA7: Construction Materials.

Compliance with Detached Habitable Room Policy
The application seeks permission for the retention of a detached dormer-style garage structure located to the rear of the existing dwelling house on the subject site.

Having regard to the documentation submitted, it is stated that the structure is utilised primarily for domestic garage purposes, with ancillary storage accommodation provided at first-floor level. A site inspection undertaken by the Planning Authority confirmed that the structure is being used for purposes incidental and ancillary to the enjoyment of the existing dwelling and does not facilitate an independent or separate use.

In this regard, the Planning Authority is satisfied that the nature and function of the structure are compatible with the established residential use of the site and that a reasonable need exists for such ancillary accommodation. Accordingly, the principle of the development is considered acceptable and consistent with the applicable provisions and objectives of the County Development Plan, under Objectives B and G.

With respect to visual impact and rural amenity, the Planning Authority has had regard to the scale, design, siting and location of the structure within the curtilage of the dwelling. The structure is positioned to the rear of the main house and is viewed in the context of the existing residential development on the site. Following a site inspection, the Planning Authority is satisfied that the retention of the structure would not result in a significant adverse visual impact on the surrounding landscape, would not detract from the rural character of the area, and would not adversely affect the high-amenity environment of

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Ticknock.

As such, the development is considered to comply with the relevant provisions of the County Development Plan relating to the protection of rural amenity and landscape character.

Given the nature and extent of the structure, it is also considered appropriate to assess the retained structure against the provisions of Section 12.3.7.4, *Detached Habitable Rooms*.

Based on the submitted documentation, the structure is considered modest in scale and floor area relative to the main dwelling and the remaining rear garden area. Having regard to the separation distances between the structure and the nearest dwellings to the east, it is not considered that the development would adversely affect the residential amenities of neighbouring properties or those of the principal dwelling on the site. Accordingly, the retention of the structure is considered acceptable in this regard.

Conclusionary statement
The proposed development is generally considered acceptable to the Planning Authority and is considered to accord with *Section 12.3.7.4, Detached Habitable Rooms* of the Dún Laoghaire Rathdown County Development Plan 2022-2028.

Environmental Health Office
The Environmental Health Officer (EHO) has reviewed the proposal and have raised no objection subject to the inclusion of their recommended conditions relating to the capacity of the wastewater treatment system, be attached to a grant of permission.

The Planning Authority have considered the EHO report and concur that the recommended condition could be included in the event of a grant of planning permission, however the matters pertaining to a request for Further information are considered to take precedence in this instance.

APPROPRIATE ASSESSMENT (AA) SCREENING
The proposed development to be retained 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 to be retained, which comprises a garage structure to the rear of an existing dwelling in a rural 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.

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DEVELOPMENT CONTRIBUTIONS

Residential:	
m² Proposed New Floor Area	Proposed garage comprising 130m² floorspace, as stated under Q. 12 of the submitted Application Form.
m² Proposed Demolition	Demolition of 0m² as stated under Q. 12 of the submitted Application Form.

Retention of garage structure. Garages exempt from development contributions owed.

For the purposes of calculating Development Contributions, the planning history for the site indicates that the property has not been extended since the DLR Development Contributions Policy was introduced.

CONCLUSION
While the dormer style garage structure to be retained is not considered to cause adverse residential/visual impacts and would generally be in compliance with rural/detached habitable room policy, the Planning Authority has concern that the proposed development would not be in accordance with the parent permission previously granted for the subject in relation to the construction of an equine centre/stud area.

It is recommended that this issue be addressed by way of Further Information.

RECOMMENDATION
Request Further Information for the following:

1. The Applicant is invited to provide commentary pertaining to the status of the equine rehabilitation centre, stud, paddock area and associated facilities permitted under Reg. Ref. D07A/0922, as amended by Reg. Ref. D12A/0398. The Applicant is requested to demonstrate how the structure proposed for retention relates to and is compatible with the development previously permitted on the site, having regard to the conditions of the parent permissions, the planning rationale underpinning those permissions, and the applicable zoning objective. Clarification should be provided as to whether the retained structure replaces, supersedes or alters any element of the approved equestrian development.

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REQUEST FOR FURTHER INFORMATION
Further Information requested on 10/09/26.
A response to the Further Information was submitted on 17/09/26.

FURTHER DEPARTMENTAL REPORTS
No referrals made.
FURTHER PRESCRIBED BODIES
No further referrals made.

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FURTHER INFORMATION REQUEST ITEM 1
The Applicant is invited to provide commentary pertaining to the status of the equine rehabilitation centre, stud, paddock area and associated facilities permitted under Reg. Ref. D07A/0922, as amended by Reg. Ref. D12A/0398. The Applicant is requested to demonstrate how the structure proposed for retention relates to and is compatible with the development previously permitted on the site, having regard to the conditions of the parent permissions, the planning rationale underpinning those permissions, and the applicable zoning objective. Clarification should be provided as to whether the retained structure replaces, supersedes or alters any element of the approved equestrian development.

RESPONSE
The Further Information response comprises a letter prepared by the Applicant dated 17/09/26 and states the following:

> *"It is intended that the stud and equine facility will be reviewed and brought forward as the subject of a future planning application, reflecting current design and environmental standards...*
>
> *...The garage occupies a small portion of the area shown as courtyard in the parent permission. The stables, outdoor arena, paddocks and the equine facility more generally are entirely unaffected. The garage therefore does not preclude, diminish or interfere with the delivery of the permitted equine enterprise, and the courtyard area is readily capable of being reconfigured to accommodate the garage's footprint without material effect on the operation of the permitted use...*
>
> *...The garage does not replace or supersede any element of the approved equestrian development. Its retention results only in a minor adjustment to the extent of the permitted courtyard; no stables, arena or paddock areas are removed, relocated or altered. The intended future planning application for the stud and equine facility will incorporate a revised courtyard configuration reflecting the retained structure, thereby reconciling the two and ensuring the coherence of the overall permitted scheme."*

ASSESSMENT OF RESPONSE TO FURTHER INFORMATION REQUEST ITEM 1
The Planning Authority notes the content of the Further Information response and holds significant concern regarding the status of the equine centre permitted as part of the previous applications within the subject site.

The applicant's letter states that: *"the stud and equine facility will be reviewed and brought forward as the subject of a future planning application, reflecting current design and environmental standards."* It is noted that no formal application has been received pertaining to revisions to the centre and in the absence of same, the Planning Authority is not satisfied that the works previously permitted have been carried out in accordance with Planning Reg. Refs. D07A/0922 and D12A/0398 respectively.
Further to this, the Planning Authority queries the applicants assertion that:

> *"The garage therefore does not preclude, diminish or interfere with the delivery of the permitted equine enterprise, and the courtyard area is readily capable of*

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being reconfigured to accommodate the garage's footprint without material effect on the operation of the permitted use"

...due to the positioning of the structure to be retained, situated in a prominent position with the courtyard of the stables. The usability and functionality of the equine centre as granted would be entirely constrained by the retained garage.

In the absence of a revised courtyard configuration as part of any potential future planning application, the Planning Authority is not satisfied with the retention of the as-built rear dormer garage structure.

It is therefore considered that the Applicant has not satisfied the Further Information request item.

APPROPRIATE ASSESSMENT (AA) SCREENING
The proposed development has been screened for AA (report on file) and having regard to the nature and scale of the development proposed, as clarified by way of Further Information received on 17/09/26, 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 garage structure to the rear of an existing dwelling in a rural location, as clarified by way of Further Information received on 17/09/26, 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.

DEVELOPMENT CONTRIBUTIONS

Residential:	
m^2 Proposed New Floor Area	Proposed garage comprising 130m^2 floorspace, as stated under Q. 12 of the submitted Application Form.
m^2 Proposed Demolition	Demolition of 0m^2 as stated under Q. 12 of the submitted Application Form.

For the purposes of calculating Development Contributions, the planning history for the site indicates that the property has not been extended since the DLR Development Contributions Policy was introduced.

CONCLUSION
It is considered that the applicant has failed to satisfactorily address the Planning Authority's concerns regarding the status of the previously permitted equine centre at the subject site. Furthermore, significant concerns remain in relation to the compatibility, usability and functional operation of the equine centre in conjunction with the development proposed for retention. In the absence of sufficient information to demonstrate that the retained development would not adversely affect the proper planning and sustainable development of the site, it is recommended that permission for retention be refused.

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RECOMMENDATION
I recommend that a decision to **REFUSE PERMISSION FOR RETENTION** be made under the Planning & Development Act 2000, as amended for the following reasons

REFUSE PERMISSION FOR RETENTION for the following reason:

1. The applicant has failed to satisfactorily clarify the status of the previously permitted equine centre and to demonstrate how it might be delivered in accordance with both the permission and with the development proposed for retention. The proposed development for retention is mutually exclusive in spatial and locational terms with the layout shown for the permitted equine centre. It is noted that the equine centre and the house are both integral and interrelated components of the permission granted on these 'B' zoned lands. The subject proposal would therefore be contrary to Condition 1 of the original planning permission Ref. D12A/0398 and would be contrary to the proper planning and sustainable development of the area.

Ciarán Power.
Senior Executive Planner

Endorsed: Shoon Regan
Senior Executive Officer

For the avoidance of doubt the above report is adopted generally and the reasons and considerations therein. In particular the recommendation of the Planner and the reasons set out in the report.

ORDER: A decision pursuant to Section 34(8) of the Planning & Development Act 2000, as amended, for Register Reference D26B/0417/WEB, to **REFUSE PERMISSION FOR RETENTION** for the above proposal for the () reason(s) set out above is hereby made.

REG. REF.: D26B/0417/WEB

Signed: _____ **Dated:** 7/10/26
Approved Officer

Thereunto empowered by order of Príomhfheidhmeannach, Comhairle Contae Dhún Laoghaire-Ráth An Dúin, Order No. 2108, dated 5/9/19, delegating to me all his powers, functions and duties in relation to the County Council of Dún Laoghaire-Rathdown in respect of this matter.