Rod McGovern & Emma Dooney

Wynfield House · Ticknock Road · Ticknock · Dublin 18

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Response to Request for Further Information

Reg. Ref. D26B/0417/WEB

Retention of detached garage, Wynfield House, Ticknock Road, Dublin 18, D18PXP1

On behalf of the applicants, Rod McGovern and Emma Dooney, we respond below to the further information requested, addressing the status of the development permitted under Reg. Ref. D07A/0922 (as amended by D12A/0398) and the relationship of the retained garage to that permission.

1. Status of the permitted equine rehabilitation centre, stud, paddocks and associated facilities

The parent permission was granted in 2007. Its implementation was significantly delayed by the global financial crisis of 2008, which made it impossible to secure funding for the full scheme on the terms originally envisaged. Development commenced in 2015, with the dwelling constructed as the first phase; this took almost five years to complete. Progress on the wider equine enterprise was then further interrupted when a member of the applicants' family, Emma Dooney, was diagnosed with cancer, which necessarily placed the project on hold.

Notwithstanding these delays, the applicants remain committed to the breeding of horses on the lands. The first foal was born on the site in July 2024. The applicants' daughter, Kate McGovern, competes at international level in showjumping and is currently undertaking third-level studies in Agricultural Science, specialising in Equine — underlining the family's long-term and continuing commitment to the permitted use. 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.

2. Relationship of the retained garage to the previously permitted development

The retained structure is a modest domestic garage ancillary to the completed dwelling — a use the Planning Authority has itself assessed and accepted as compatible with the residential use of the site under Objectives B and G. 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.

3. Whether the retained garage replaces, supersedes or alters the approved equestrian development

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.

Regards,



Rod McGovern