

Reg. Ref.

SD25B/0638W

Appeal Notified: 11/02/2026
Appeal Lodged Date: 09/02/2026
Appellant Type: 1st Party
Nature of Appeal: AGAINST DECISION
Councils Decision: Grant Retention & Grant Permission & Refuse Retention
Applicant: Humayun Arbab
Location: 226A, The Avenue, Belgard Heights, Dublin 24, D24 K8Y2

Description: Retention of existing timber fence to the front, and two internal boundary walls within the front and side garden, each incorporating a pedestrian gate. Retention of pitched-roof shed to the rear of the property. Permission for a new front vehicular access with dropped kerb, including partial removal of the existing front boundary wall. Infill of existing open-walled front porch to provide new front entrance door.

ED25/0102

Appeal Notified: 11/02/2026
Appeal Lodged Date: 04/02/2026
Appellant Type:
Nature of Appeal: AGAINST DECISION
Councils Decision: CANNOT DETERMINE
Applicant: Ballyboden Tidy Towns clg
Location: Rosebank, Ballyboden Road, Dublin 14

Description: 1. Material change of use from a single dwelling to multi-occupancy institutional / Accommodation hub/hostel - type accommodation. 2 Two structures erected either side of the protected bridge adjacent of RPS 267 - as per SDCC Enforcement Officer Inspection. 3. Excavation of trenches and drainage works adjacent to the Owendoher River possibly linked to storm/foul connections. No confirmation of Irish Water Capacity for increased intensity of development. 4. Works to or adjacent to Protected Structures - bridge, railings, gates and walls (RSP 267) debris falling into river. 5. Deposition of construction debris into the Owendoher River - no protection measures or run-off from works. 6. Removal of mature trees and Vegetation within the redline area of Rosebank but also on Council- owned zoned open space (Willowbank Green) outside the property boundary. No tree Protection measures deployed. 7. works within a hydrological zone known to contain otter habitats and known other watercourse and valuable spawning river for Dodder Catchment.

LRD25A/0008W

Appeal Notified: 12/02/2026
Appeal Lodged Date: 11/02/2026
Appellant Type: 1st Party

Reg. Ref.

Nature of Appeal: AGAINST DECISION
 Councils Decision: REFUSE PERMISSION
 Applicant: Romeville Developments Ltd
 Location: a 5.8 hectare site at lands to the east of Stoney Hill Road & incl. lands at part of the existing, Peyton residential site to the west of Stoney Hill Road, Rathcoole, Co. Dublin, D24 V578

Description: (1) Demolition of 5 no. existing dwellings and associated outbuildings on the site. (2) Construction of a 176 no. dwellings on the site to the east of Stoney Hill Road comprising 100 no. duplex units and 76 no. houses and with a mix comprising of 16 no. 1 beds, 50 no. 2 beds, 70 no. 3 beds and 40 no. 4 beds with detached, semi-detached and terraced units. The house types include two storey and three storey typologies and the duplex units are three storeys in height. (3) A total of 245 no. surface car parking spaces for the residential development (including visitor, accessible and EV charging spaces) comprising of 152 no. for the 76 no. houses and 93 no. for the 100 no. duplex units. (4) Bicycle parking comprising of 187 no spaces in total (including 3 no. cargo bicycle spaces) in sheltered bicycle stores. (5) Open space comprising of: a) 8,725 sq.m of public open space, including the main park and pocket parks. b) 2,680 sq.m of communal open space, including 100 sq.m of play to serve the duplex units, c) 4,311 sq.m of ecological open space, including landscape buffers. (6) A new vehicular, pedestrian and cyclist access from Stoney Hill Road to the north-west of the residential development site and a secondary access for emergency vehicles only further to the south on Stoney Hill Road. (7) A 2 no. storey creche building of 639.2 sq.m plus an outdoor play area of 591 sq.m located on an existing undeveloped portion of the Peyton site located to the west of Stoney Hill Road. The creche includes 10 no. car parking spaces and 20 no. bicycle parking spaces. The cr?che development includes all associated and ancillary works. (8) Infrastructure works to serve the proposed development to include the internal road network, ESB substations/switchrooms, lighting, site drainage works, hard and soft landscaping, boundary treatment, and all ancillary site services and development works above and below ground. A Natura Impact Statement (NIS) has been prepared in respect of the proposed development and is submitted as part of the planning application.

S25425/03

Appeal Notified: 12/02/2026
 Appeal Lodged Date: 10/02/2026
 Appellant Type: 1st party
 Nature of Appeal: AGAINST DECISION
 Councils Decision: REFUSE LICENCE UNDER SECTION 254
 Applicant: Cignal Infrastructure Ltd (a cellnex Company)
 Location: St. Aonghus Park at Aonghus Rd, Tymon North, Dublin 24

Description: Telecommunications streetworks solution and ground cabinet