

An Roinn Pleanála & Forbairt Maoine

Bloc 4, Urlár 3, Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8

Planning & Property Development Department

Dublin City Council, Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8

T: (01) 222 2288

E: planning@dublincity.ie

28-Jul-2026

Owen Murphy
Unit B4, Swords Enterprise Park, , Feltrim
Road, Swords, Co. Dublin, K67 H674

Application No.	WEB2368/26
Registration Date	05-Jun-2026
Decision Date	27-Jul-2026
Decision Order No	P4083
Location	91 Raheny Road, Raheny, Dublin 5
Proposal	The development will consist of demolition of the existing derelict, single-storey, detached dwelling and all associated site clearance works.
Applicant	Whitethorn Developments Limited
Application Type	Permission

- **If you have any queries regarding this Decision, please contact the email shown above**

NOTIFICATION OF DECISION TO REFUSE PERMISSION

In pursuance of its functions under the Planning & Development Acts 2000 as amended, Dublin City Council, being the Planning Authority for the City of Dublin has by order dated 27-Jul-2026 decided to REFUSE PERMISSION for the development described above, for the following reason(s).

REASON(S)

The proposed demolition and loss of a dwelling in the absence of an accompanying proposal for redevelopment of the application site would result in a vacant residentially zoned site for an undetermined period of time. It is considered that the presence of a vacant site in this residential area would seriously injure the residential amenities of properties in the vicinity and would have a negative impact on visual amenity in the area. The proposal would therefore be contrary to the site's Z1 zoning objective 'To protect, provide and improve residential amenities' and the vision for residential development in the city as set out in Section 14.7.1 of the Dublin City Development Plan 2022 - 2028, would depreciate the value of property in the vicinity and would not be in the interest of the proper planning and sustainable development of the area

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- Any observations or submissions received by the Planning Authority in relation to this application have been noted.
- Appeals must be received by An Bord Pleanála within **FOUR WEEKS** beginning on 27-Jul-2026. (N.B. not the date on which the decision is sent or received). This is a strict statutory time limit and the Board has no discretion to accept late appeals whether they are sent by post or otherwise. The appeal **MUST BE FULLY COMPLETE** in all respects - including the appropriate fee - when lodged. It is not permissible to submit any part of it at a later date, even within the time limit.
- Refund of Fees submitted with a 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, and 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 the Planning Authority's decision on the second application.

Signed on behalf of the Dublin City Council

For Administrative Officer

Advisory Note:

Please be advised that the development types shown below can now be submitted via our online service

Domestic Extensions including vehicular access, dormers /Velux windows, solar panels

Residential developments up to & including four residential units (houses only)

Developments for a change of use with a floor area of no more than 200 sq. m

Temporary permission (e.g. accommodation for schools)

Outdoor seating / smoking areas.

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