



An
Coimisiún
Pleanála

Commission Order
ABP-322365-25

Planning and Development Acts 2000 to 2022

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D25A/0128/WEB

APPEAL by Gail Dempsey of Rosscahill, Marino Avenue West, Killiney, County Dublin and by Rory O'Shaughnessy care of SSA Architects of 42 Haddington Road, Dublin against the decision made on the 9th day of April, 2025 by Dun Laoghaire-Rathdown County Council to refuse permission to Rory O'Shaughnessy.

Proposed Development: Retention permission for the capped and rendered front (south) garden boundary walls (these walls which differ from those included in the previously granted planning permissions (planning register reference numbers D16A/0732 and D22A/0095). The western boundary walls which feature a relocated gated vehicle entrance, are stepped with the slope of the site with a height of 1.6 metres at the end of each step and 1.5 metres at the lowest point, and are bookended by piers at both the vehicle and pedestrian entrances. The piers at the pedestrian entrance are 2.1 metres high, while at the vehicle entrance the north pier is 1.8 metres high, with the south reaching 1.9 metres. There are solid timber gates, in both the vehicle and pedestrian entrances, the vehicle entrance gates reach a height of 1.6 metres, while the gate at the pedestrian entrance is 1.8 metres high; all at ConVista (formerly referred to as Rosscahill), Abbey Hill, Military Road, Killiney, County Dublin. The site is within an architectural conservation area.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

1. The development proposed for retention would conflict with the provisions of section 12.4.8.1 of the Dún Laoghaire-Rathdown County Development Plan 2022-2028, as it would endanger public safety by reason of traffic hazard and obstruction of other road users arising from restricted visibility between vehicles exiting the proposed entrance and vehicles and pedestrians on the access lane. The retention of development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The retention of the development would contravene materially Condition 4 of Planning Register Reference: D16A/0732 (ABP-06D.248079), Condition 2 of Planning Register Reference: D22A/0095 (ABP-06D.313426) and Condition 2 of Planning Register Reference: D24A/0015 (ABP-319775), all of which relate to development on the site. The retention of development would, therefore, be contrary to the proper planning and sustainable development of the area.



Tom Rabbette

**Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this 25th day of July 2025.