



Planning and Development Act 2000, as amended

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D25A/0127/WEB

APPEAL by Covelo Developments Limited care of Hughes Planning and Development Consultants of 85 Merrion Square, Dublin against the decision made on the 14th day of April, 2025 by Dún Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: Construction of a residential infill development comprising four number two-storey four-bedroom flat-roofed (with three number rooflights) houses to be served by a shared surface access road off the existing driveway via Killiney Hill Road. All ancillary works necessary to facilitate the development inclusive of tree removal/planting, landscaping, SuDS drainage works, level alterations and provision of visitor bicycle parking (eight number stands). Each house will be served by vehicular parking (two number spaces) within a front garden and will be served by private amenity space in the form of a rear (south-facing) garden and two number terraces at first floor level (to the front/north and rear/south) with shared access provided to public open spaces on site, all at Montebello House, Killiney Hill Road, Killiney, County Dublin. The site is within the curtilage of Montebello House which is a Protected Structure.

Decision

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

Reasons and Considerations

Notwithstanding the subject site's sensitivities and constraints, it is considered that the provision of a circa 8.7 dwellings per hectare scheme would represent underdevelopment of an accessible site with convenient access to frequent public transport services via Killiney DART Station and facilities in the nearby neighbourhood centre. The proposed development would be contrary to Policy Objective PHP18 of the Dun Laoghaire-Rathdown County Development Plan 2022-2028, would be contrary to National Policy Objective 45 of the National Planning Framework – First Revision (2025), which seeks to increase residential density in settlements with the provision of more compact development, and Table 3.1 of the Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities (2024) with regard to the density ranges applied to locations in Dublin classified as 'Urban Neighbourhoods'. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.


Declan Moore

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



Dated this 3rd day of September 2025.