



An  
Coimisiún  
Pleanála

Commission Order  
ABP-322531-25

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**Planning and Development Act 2000, as amended**

**Planning Authority: Dun Laoghaire-Rathdown County Council**

**Planning Register Reference Number: D24A/0892/WEB**

**Appeal** by Siobhan Nagle and others care of 10 Henley Villas, Churchtown, Dublin against the decision made on the 16<sup>th</sup> day of April, 2025 by Dun Laoghaire-Rathdown County Council to grant subject to conditions a permission to Ronan and Rachel Furlong care of Comma Architects of Dodder Park Road, Rathfarnham, Dublin.

**Proposed Development:** Demolition of an existing two-storey apartment building, containing four apartments and outbuilding, and the construction of a two-storey terrace of five houses comprising three two-bed houses and two three-bed houses, bicycle shelter, landscaping and all associated site works, all at Point Lobis, Henley Court, Churchtown, Dublin.

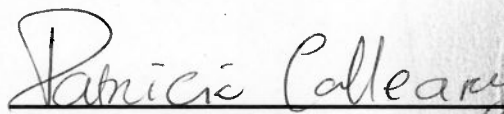
## **Decision**

**REFUSE permission for the above proposed development for the reasons and considerations set out below.**

## Reasons and Considerations

1. On the basis of the information submitted in connection with the planning application and the appeal, it is considered that a sufficiently robust justification for the demolition of the existing apartment building at the site to facilitate the construction of five replacement dwellings, or an adequate demonstration that the existing structure cannot be remodelled, retrofitted and reused to improve energy efficiency and residential amenity, has not been provided. The proposed development would be contrary to Policy Objective CA6 (Retrofit and Reuse of Buildings) and Policy Objective PHP19 (Existing Housing Stock – Adaptation) and would be contrary to the provisions of Section 12.3.9 (Demolition and Replacement Dwellings) of the Dun Laoghaire-Rathdown County Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to Policy Objective T19 (Carparking Standards) of the Dun Laoghaire-Rathdown County Development Plan 2022-2028, which seeks to manage car parking as part of the overall strategic transport needs of the County, the omission of car parking to serve the proposed dwellings by reference to the car parking standards set out in Section 12.4.5 (Car Parking Standards) of the development plan, and the lack of justification provided in this regard, with reference to Section 12.4.5.2 (Application of Standards) of the development plan, it is considered that the proposed development would be seriously deficient in terms of car parking provision and would be inadequate to cater for the parking demand generated by the proposed development, which would lead to conditions which would be prejudicial to public safety by reason of traffic hazard on the public roads in the vicinity and which would tend to create serious traffic congestion. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

  
Patricia Calleary

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

Dated this 15 day of September 2025.