



An  
Coimisiún  
Pleanála

Commission Order  
ABP-322640-25

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

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

**Planning Register Reference Number: D25A/0198/WEB**

**APPEAL** by Ben Adamson of 1 Mounttown Villas, Mounttown Road Lower, Dún Laoghaire, Dublin against the decision made on the 2<sup>nd</sup> day of May 2025, by Dún Laoghaire-Rathdown County Council to grant, subject to conditions, a permission to Stoe Construction Limited care of Brian Bolger MRIA of 19 Greenville Terrace, South Circular Road, Dublin for the proposed development.

**Proposed Development:** Demolition of the existing garage and construction of three number, three-storey, three-bedroom terraced dwellings with access driveway, widening of existing entrance and driveway, off-street carparking, bin storage and all ancillary site services to facilitate the development on a site to the side of number 1 Mounttown Park, Glenageary, Monkstown, Dublin.

## **Decision**

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

## Reasons and Considerations

Based on site observations and reviewing the documentation available on the file, it appears to the Commission that the description of development before the Commission differs materially from the description of development submitted for permission, because the garage has already been demolished. The proposed development to which the application relates cannot therefore be implemented. The Commission is, therefore, precluded from granting permission for the proposed development.



  
Declan Moore

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

Dated this 25<sup>th</sup> day of September 2025.