

An  
Coimisiún  
Pleanála

**Commission Order**  
**ACP-323164-25**

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

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: WEB2642/24**

**Appeal** by Edwina McQuillan and Patrick Malone of 36A Chapelizod Hill Road, Chapelizod, Dublin against the decision made on the 8<sup>th</sup> day of July, 2025 by Dublin City Council to grant subject to conditions, a permission to Mac and Franck Limited care of Rares Marin of 34 Luttrellstown Walk, Castleknock, Dublin in accordance with plans and particulars lodged with the said Council.

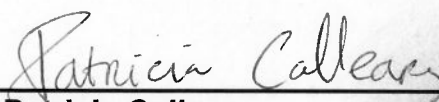
**Proposed Development:** Construction of a three-storey building, including attic, comprising a total of four number apartments (one one-bedroom apartment and three two-bedroom apartments). The proposed development will include a new access driveway to the front, four parking spaces, a bin store, and new private communal space to the rear including all associated site works, at site to the side of 36A Chapelizod Hill Road, Dublin.

## Decision

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

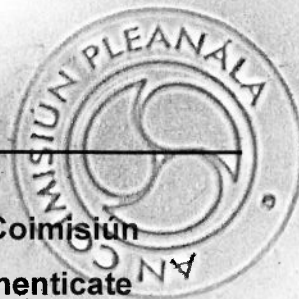
## Reasons and Considerations

Having regard to Zoning Objective "Z1", which seeks "to protect, provide and improve residential amenities" and to the criteria set out in section 15.5.2: Infill Development, and section 15.13.3: Infill/Side Garden Housing Developments of the Dublin City Development Plan 2022 - 2028, it is considered that the proposed development, by virtue of its scale, architectural design response and relationship with 36A Chapelizod Hill Road, would result in an incongruous design response on a restructured site and would have an overbearing impact on the adjoining dwelling to an unacceptable degree. The proposed development would seriously injure the residential amenity of number 36A and 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 21<sup>st</sup> day of November 2025.