



An
Coimisiún
Pleanála

Commission Order
ACP-323902-25

Planning and Development Act 2000, as amended

Planning Authority: Dún Laoghaire-Rathdown County Council.

Planning Register Reference Number: D25A/0101.

WHEREAS by Order dated the 13th day of October 2025, Dun Laoghaire Rathdown County Council, under planning register reference number D25A/0101, granted subject to conditions permission to Louise Reynolds for development comprising the construction for 4 number houses, at Harrow House, Church Road, Killiney, Dublin.

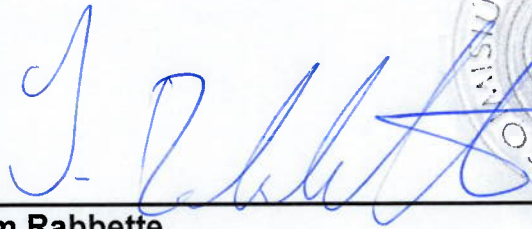
AND WHEREAS condition number 11 attached to the said permission required the developer to comply with the Dún Laoghaire-Rathdown County Council Housing Strategy, drawn up in accordance with Part V, Section 96(4) of the Planning and Development Act 2000, as amended, and in accordance with agreement to be reached with the County Council's Housing and Community Department unless the developer shall have applied for, and been granted, an exemption certificate under Section 97 of the Planning and Development Act 2000, as amended.

AND WHEREAS the developer and the planning authority failed to agree on the terms of the said condition and the matter was referred by the developer to An Coimisiún Pleanála on the 26th day of November 2025 for determination.

AND WHEREAS An Coimisiún Pleanála, in considering this referral, had regard particularly to -

- (a) Section 34(5) and 96(5) of the Planning and Development Act 2000, as amended,
- (b) the policies and objectives of the Dún Laoghaire-Rathdown County Development Plan, 2022-2028, including the provisions of the Dún Laoghaire-Rathdown County Council Housing Strategy,
- (c) the size of the site identified for transfer which would not adequately meet the requirements of section 96(3)(a) of the Planning and Development Act 2000, as amended,
- (d) the restricted size of the site which would impede appropriate development,
- (e) potential traffic hazards arising from the development of the site,
- (f) the potential impact on a number of trees on the site which is subject of a site-specific objective 'to protect and preserve Trees and Woodlands' as indicated in the Dun Laoghaire Rathdown County Development Plan 2022-2028, further impacting the site's development potential,
- (g) the Inspector's report and
- (h) the proper planning and sustainable development of the area.

NOW THEREFORE An Coimisiún Pleanála, in exercise of the powers conferred on it by section 34(5) and 96(5) of the Planning and Development Act, 2000, as amended, hereby determines that Condition 11 requires the transfer of a completed unit to comply with the Part V requirement of the permitted development.



Tom Rabbette

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

Dated this 7th day of Sept. 2026.