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Coimisiún  
Pleanála

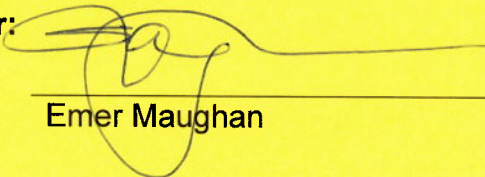
**Direction**  
**CD-019991-25**  
**ABP-321158-24**

The submissions on this file and the Inspector's report were considered at a meeting held on 18/06/2025.

The Commission decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

**Planning**

**Commissioner:**

  
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Emer Maughan

**Date:** 20/06/2025

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations**

The proposed two storey dwelling by way of its design, siting and scale would have an overbearing visual impact and would be detrimental to the unique character and setting of Tallon House, (RPS No.2045) a protected structure which is considered of national importance in the National Inventory of Architectural Heritage. The proposed development fails to comply with Policy Objectives HER 8 and HER 21 of the Dun Laoghaire Rathdown County Development Plan 2022-2028, is contrary to the Architectural Heritage Protection Guidelines for Planning Authorities (2011) and would, therefore, be contrary to the proper planning and sustainable development of the area.