



An  
Bord  
Pleanála

**Board Direction**  
**BD-019128-25**  
**ABP-321283-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/03/2025.

The Board decided, by majority decision 2:1, to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

(Direction to issue with Order.)

**Reasons and Considerations**

The Board considered that the applicants have failed to provide a strong justification for the demolition of the existing dwelling on the application site, the proposed development would, therefore, be inconsistent with Policy Objective CA6: 'Retrofit and Reuse of Buildings' and would not accord with 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.

**Board Member**

  
Tom Rabbette

**Date:** 07/03/2025