



An
Bord
Pleanála

Board Direction
BD-019468-25
ABP-321619-25

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/04/2025.

The Board decided to refuse permission, in a majority 2:1 decision, against the inspectors recommendation for the following reasons and considerations.

Reasons and Considerations

The Board considered, on the basis of the information submitted with the application and appeal, that there is not a sufficiently robust justification for the demolition of the existing dwelling at the subject site to facilitate the construction of two replacement dwellings, or an adequate demonstration that the existing dwelling cannot be sub-divided, remodelled, retrofitted and reused to improve energy efficiency and residential amenity has been provided. The proposed development would therefore be inconsistent with Policy Objective CA6: Retrofit and Reuse of Buildings and Policy Objective PHP19 Existing Housing Stock – Adaption, and it 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.

In deciding not to accept the Inspector's recommendation to grant permission, the Board noted the policies and provisions of the Dun Laoghaire Rathdown Development Plan and in particular Policy objective CA6 and section 12.3.9 of the plan which seeks to require the retrofitting and reuse of existing buildings rather than their demolition and reconstruction thereby reducing the overall embodied energy in the construction process. While it was acknowledged that the proposal sought to

increase residential density in accordance with other policy objectives in the Plan, it was nevertheless considered that the proposal failed to provide a strong and robust justification for the demolition and failed to explore the possibility of retaining, subdividing and extending and retrofitting the existing structure on site in order to accord with the aforementioned policies in the development plan.

Board Member


Paul Caprani

Date: 15/04/2025