



An
Coimisiún
Pleanála

Direction
CD-020054-25
ABP-322127-25

The submissions on this file and the Inspector's report were considered at a meeting held on 25/06/2025.

The Commission decided to refuse permission for the following reasons and considerations.

Planning

Commissioner:

Date: 26/06/2025


Mary Gurrrie

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the nature of the proposed development which requires the demolition of a section of boundary wall which forms part of the special character of the Dalkey Village Architectural Conservation Area (ACA) it is considered that the proposed development would have a material and negative impact on the character of the ACA and would therefore be contrary to Policy Objective HER13: Architectural Conservation Areas of the Dun Laoghaire-Rathdown County Development Plan

2022-2027 and would set an undesirable precedent for similar proposals if permitted. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission had regard to the report of the Planning Authority's Conservation Division which noted that the boundary treatment along Tubbermore Road provides a strong sense of enclosure which is characteristic of the street and that the proposal to remove a section of the wall would negatively impact on the special character of the ACA, and to the existence of disabled parking in proximity to the dwelling. While noting the specific personal circumstances of the applicant, the Board considered that the proposed development, if permitted, by itself and by the precedent it would set, would be contrary to the objectives of the development plan with respect to the ACA.