

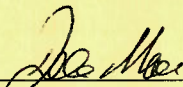
An
Coimisiún
Pleanála

Direction
CD-020650-25
ABP-322531-25

The submissions on this file and the Inspector's report were considered at a meeting held on 12/09/2025.

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

Planning Commissioner:


Declan Moore

Date: 12/09/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. On the basis of the information submitted with the application and appeal, a sufficiently robust justification for the demolition of the existing apartment building at the subject site to facilitate the construction of five replacement dwellings, or an adequate demonstration that the existing structure cannot be remodelled, retrofitted and reused to improve energy efficiency and residential amenity, has not 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 – Adaptation) and would not be in accordance with the provisions of Section 12.3.9 (Demolition and Replacement Dwellings) of the Dún Laoghaire-Rathdown County Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to Policy Objective T19 (Carparking Standards) of the Dún Laoghaire-Rathdown County Development Plan 2022-2028, which seeks to manage car parking as part of the overall strategic transport needs of the County, to the omission of car parking to serve the proposed dwellings by reference to the car parking standards set out in Section 12.4.5 (Car Parking Standards) of the development plan and to the lack of justification provided in this regard in reference to Section 12.4.5.2 (Application of Standards) of the development plan, it is considered that the proposed development would be seriously deficient in terms of car parking provision and would be inadequate to cater for the parking demand generated by the proposed development, thereby leading to conditions which would be prejudicial to public safety by reason of traffic hazard on the public roads in the vicinity and which would tend to create serious traffic congestion. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.