



An
Coimisiún
Pleanála

Commission Direction
CD-000384
PL-500441-DR-25

The submissions on this file and the Inspector's report were considered at a meeting held on 02 April 2026.

The Commission decided to refuse permission generally in accordance with the following reasons and considerations.

Planning Commissioner:

Declan Moore

Date:

8th day of April 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the proposed development, which includes the demolition of an existing dwelling house, it is considered that the proposed development would fail to accord with Policy Objective CA6: Retrofit and Reuse of Buildings and Policy Objective PHP19: Existing Housing Stock – Adaptation and with the provisions of Section 12.3.9 Demolition and Replacement Dwellings of the Dun Laoghaire Rathdown County Development Plan 2022-2028, as a strong justification has not been provided for the demolition of the existing dwelling on site. Neither has it been established that the existing dwelling is uninhabitable and cannot be remodelled, retrofitted and reused (partially or otherwise) to improve energy efficiency and residential amenity. Therefore, to permit the development, as proposed, would set an undesirable precedent for other similar development. The proposed development would, therefore, be contrary to the provisions of the Dún Laoghaire-Rathdown County Development Plan 2022-2028, and 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 totality of information provided in the application and the appeal, and agreed with the planning authority's reason for refusal. The Commission had particular regard to the Demolition Justification Report submitted by RS Consulting Engineers (dated October 2025), specifically the Conclusion therein that the property is 'generally in poor condition and given the number of defects that are evident, significant works would be required in order to bring the existing property up to current building standards.' While it is clear

that deterioration has impacted the building fabric, presumably as a result of inadequate maintenance over recent years, structural defects appear limited to the lean to addition. The Justification Report did not find that the building could not be made habitable, rather the design and layout was not up to date, nor did it meet the applicant's preferences, and it would not be cost effective to do so. The Commission was satisfied that in the absence of a strong justification to demolish, and the inclusion of quite specific policy against demolition in the Dun Laoghaire Rathdown County Development Plan 2022-2028, that granting permission would not contribute to the proper planning and sustainable development of the area.