



An
Coimisiún
Pleanála

Commission Direction
CD-000964
PL-501044-DR-26

The submissions on this file and the Inspector's report were considered at a meeting held on 23 July 2026.

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

Planning Commissioner:

Marie O'Connor

Date:

23rd day of July 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the location of the site in an area zoned residential and the design and layout of the proposed dwelling it is considered that it would not adversely impact on established residential amenities, however, it is considered that the applicants have failed to provide a strong justification for the substantial

and almost complete demolition and reconstruction of the existing dwelling on the application site, and therefore would be contrary to Policy Objective CA6: 'Retrofit and Reuse of Buildings' and Policy Objective PHP19: Existing Housing Stock – Adaptation and to 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.