

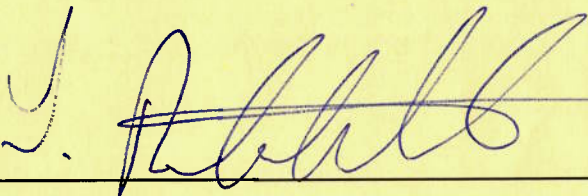
An
Coimisiún
Pleanála

Commission Direction
CD-001037
PL-501205-DR-26

The submissions on this file and the Inspector's report were considered at a meeting held on 04 August 2026.

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

Planning Commissioner:



Tom Rabbette

Date:

10th day of August 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

It is considered that the design and layout of the proposed development fails to show due regard to the character and special interest of the Foxrock Architectural Conservation Area in which it is located, having regard, in particular, to the north/south orientation of the proposed dwellings on the site which, unlike the established pattern of development in the area, do not front/formally address

Torquay Road and the design of the dwellings which fails to maintain or enhance the distinctive character of the area. The proposed development would, therefore, be contrary to Policy Objective HER13 of the Dun Laoghaire Rathdown County Development Plan 2022-2028 and section 9.2(b) 'Demolition and Replacement of Existing Structures' of the Foxrock Architectural Conservation Area. Furthermore, the Commission was not satisfied that the proposed development represented the optimum density for this well-located, serviced, residentially zoned land, notwithstanding the need to retain trees on the site and the need to protect the character of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note: In deciding not to refuse permission as recommended by the Inspector in recommended refusal reason number 2, the Commission considered that given: the established residential use on the site; the relatively low trip generation arising from 2 additional residential units; the existing vehicular entrance serving the site; the site location within the urban speed limit, and the pedestrian infrastructure serving the area, that a refusal on traffic safety grounds was unwarranted in this instance. In addition, the Commission agreed with the concerns raised in the planning authority's refusal reason number 2 related to the relatively low density being proposed on the site at this location.