



Planning and Development Acts 2000 to 2022

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D22A/0415

APPEAL by David and Evelyn Coulson care of Hughes Planning and Development Consultants of 85 Merrion Square, Dublin against the decision made on the 10th day of August, 2022 by Dún Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: 1. Demolition of the majority of the existing property, associated mews, out houses and front boundary wall. 2. Keep existing vehicular entrance and driveway to rear annex building to be kept as applicants' home. 3. Construction of five number dwelling houses, four number semi-detached three bedroom three-storey and one number detached four bedroom three-storey. 4. 10 number on curtilage car parking spaces and private amenity open space to each dwelling. 5. New vehicular entrances on Barnhill Avenue. 6. Landscaping, tree planting and boundary treatments. 7. SuDs surface water drainage, foul water potable water connections. 8. All ancillary works necessary to facilitate the development all at Shamrock Lodge, Barnhill Avenue, Dalkey, County Dublin.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

Having regard to the Dún Laoghaire–Rathdown Development Plan 2022 – 2028, Policy Objective HER20 which seeks to preserve buildings of Vernacular and Heritage interest, and Policy Objective CA6 which seeks the retrofitting and reuse of existing buildings rather than their demolition and reconstruction, it is considered that Shamrock Lodge is both of historic interest and is in good condition. Its demolition would, therefore, fail to accord with the proper planning and sustainable development of the area.

Eamonn James Kelly

Eamonn James Kelly

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board

Dated this *11th* day of *December*, 2023

