

An
Coimisiún
Pleanála

Commission Order

ABP-322127-25

Planning and Development Acts 2000 to 2022

Planning Authority: Dun Laoghaire-Rathdown County Council

Planning Register Reference Number: D25A/0012

Appeal by Paul and Kate McNeive care of Manahan Planners of 38 Dawson Street, Dublin against the decision made on the 26th day of February, 2025 by Dun Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: Provision of a proposed off-street disabled car parking space at Heather Lodge, 4 Tubbermore Avenue, Dalkey, County Dublin.

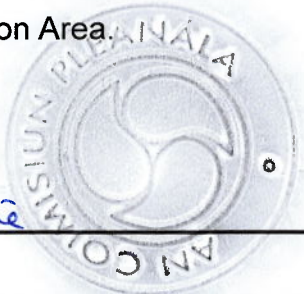
Decision

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

Reasons and Considerations

Having regard to the nature of the proposed development which requires the demolition of a section of boundary wall which forms part of the special character of the Dalkey Village Architectural Conservation Area, it is considered that the proposed development would have a material and negative impact on the character of the Architectural Conservation Area, would be contrary to Policy Objective HER13 (Architectural Conservation Areas) of the Dun Laoghaire-Rathdown County Development Plan 2022-2028, would set an undesirable precedent for similar proposals, and would, therefore, be contrary 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 report of the planning authority's Conservation Division which noted that the boundary treatment along Tubbermore Road provides a strong sense of enclosure which is characteristic of the street and that the proposal to remove a section of the wall would negatively impact on the special character of the Architectural Conservation Area, and to the existence of disabled parking in proximity to the dwelling. While noting the specific personal circumstances of the applicant, the Commission considered that the proposed development, by itself and by the precedent it would set, would be contrary to the objectives of the development plan with respect to the Architectural Conservation Area.


Mary Gurrie

Mary Gurrie

Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this 30 day of June 2025.