



An
Coimisiún
Pleanála

**Commission Order
PL-501205-DR-26**

Planning and Development Act 2000, as amended

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D26A/0054/WEB

Appeal by Stoe Construction Limited against the decision made on the 26th day of March, 2026 by Dún Laoghaire-Rathdown County Council to refuse permission for the proposed development.

Proposed Development: The demolition of the existing single storey dwelling, garage and shed and the construction of three number two-storey, three-bedroom terraced dwellings with access roadway, widening of existing entrance, off-street parking, and all ancillary site services to facilitate the development, all on a site at Killakee, Torquay Road, Foxrock, Dublin.

Decision

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

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 Dún 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.



Tom Rabbette

**Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this 10th day of August 2026.