

An
Bord
Pleanála

Board Order

ABP-321593-25

Planning and Development Acts 2000 to 2022

Planning Authority: Dun Laoghaire-Rathdown County Council

Planning Register Reference Number: D24A/0239

Appeal by Eugene and Mary Peppard care of Kieran O'Malley and Company Limited of 2 Priory Office Park, Stillorgan Road, Blackrock, County Dublin against the decision made on the 2nd day of December, 2024 by Dun Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: Demolition of existing two-storey over partial basement house and construction of new two-storey over partial basement house, including vehicular entrance and associated site works, all at 41 Coliemore Road, Dalkey, County Dublin.

Decision

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

Reasons and Considerations

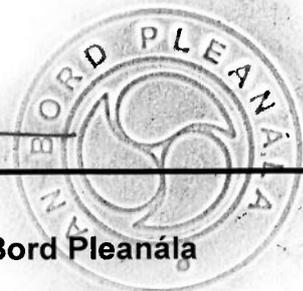
It is considered, on the basis of the information submitted with the planning application and the appeal, that there is not a sufficiently robust justification for the demolition of the existing dwelling at the subject site to facilitate the construction of a replacement dwelling, or an adequate demonstration that the existing dwelling cannot be remodelled, retrofitted and re-used to improve energy efficiency and residential amenity has been provided. The proposed development would be inconsistent with Policy Objective CA6 (Retrofit and Reuse of Buildings) and Policy Objective PHP19 (Existing Housing Stock – Adaptation) of the Dun Laoghaire-Rathdown County Development Plan 2022-2028 and would be contrary to the provisions of Section 12.3.9 (Demolition and Replacement Dwellings) of the development plan. Furthermore, the proposed development, if permitted, would set an undesirable precedent for the demolition of existing dwellings. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Emer Maughan

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**



Dated this 3rd day of April 2025.