



An  
Bord  
Pleanála

**Board Direction**  
**BD-006181-20**  
**ABP-306912-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/07/2020.

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

### **Reasons and Considerations**

1. Having regard to the MTC zoning objective of the current Dun Laoghaire-Rathdown County Development Plan 2016 – 2022, which seeks 'To protect, provide for and-or improve town centre facilities', Policy RET 9 (Non Retail Uses), which seeks to control the provision of non-retail uses at ground floor level in the principal shopping streets of Major Town Centres, and Policy RET 4 Major Town Centres which seeks to maintain Dun Laoghaire as a primary retail centre, and having regard to the pattern of development in the vicinity, it is considered that the proposed change of use of an existing retail unit on Upper George's Street to residential use, would represent an inappropriate use at ground floor level in a designated town centre, would be injurious to the vibrancy of the town centre and would be contrary to the zoning objective at this location to protect and improve major town centre facilities. The proposed development would, therefore, conflict with the zoning objective and stated policies of the development plan and would be contrary to the proper planning and sustainable development of the area.

2. The proposed development, by reason of the change of use of a ground floor retail unit to residential use, would be out of character with the existing pattern of development on Upper George's Street which consists of ground floor retail properties and would set a precedent for further inappropriate development in the vicinity of the site. The proposed development would, therefore, seriously injure the established character and visual amenities of the area and would be contrary to the proper planning and sustainable development of the area

**Board Member**

**Date:** 30/07/2020

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Paul Hyde