



An
Bord
Pleanála

Board Direction
BD-016629-24
ABP-318144-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/06/2024.

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

Reasons and Considerations

The development proposed for retention is located within an area zoned 'NC', as set out in the Dún Laoghaire-Rathdown County Development Plan 2022 – 2028, which seeks to protect, provide for, and/or improve mixed-use neighbourhood centre facilities. Development in such areas is subject to Policy Objectives RET7 and RET 11 of the Development Plan which seek to support the development of neighbourhood centres as the focal point of the communities and neighbourhoods they serve, and control the provision of non-retail uses at ground floor level in the principal shopping streets of Major Town Centres and District Centres and also within the shopping parades of mixed-use Neighbourhood Centres. This is considered reasonable. The removal of the second door on the front elevation which facilitates use of the ground floor for commercial purposes, and the introduction of a residential use within the ground floor of this parade of units within an area subject to the 'NC' zoning objective would, therefore, be contrary to the provision of the Development Plan, specifically policy objectives RET7 and RET11 and would be contrary to the proper planning and sustainable development of the area.

Board Member Eamonn James Kelly Date: 18/06/2024
Eamonn James Kelly