

An  
Bord  
Pleanála

**Board Direction**  
**BD-016537-24**  
**ABP-318299-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/06/2024.

The Board, in a 2:1 split decision, decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

### **Reasons and Considerations**

Having regard to the grounds of appeal, the town centre zoning objective, which seeks to protect, provide for and / or improve major town centre facilities and, the policy framework provided by the Dun Laoghaire Rathdown County Development Plan 2022-2028, it is considered that the proposed development, subject to compliance with conditions, is acceptable by reason of the internal arrangement of the dance studio, locating the active exercise areas under the external footprint of the residential units and the reception and male / female accommodation under the apartment footprint, the sound proofing of the premises in accordance with best practice, the availability of public transport options proximate to Marine Walk and the proximity of a public car park adjacent at the Pavilion car park, and would not have an adverse impact on the residential amenities of the residents of Marine Walk, would not have an impact on the setting of the protected structure at the Royal Marine Hotel, would provide for the activation of a vacant commercial ground floor unit with a leisure use that would complement the town centre use mix and, as such, would be consistent with the proper planning and sustainable development of the area.

## Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.


2. The developer shall enter into water and wastewater connection agreements with Uisce Eireann.

**Reason:** In the interest of public health.

3. The 'Dance Studio' herein permitted shall limit operations to between the hours of 08.00hrs to 21.00hrs Monday to Sunday inclusive.

**Reason:** In the interest of orderly development.

**Board Member**

  
Martina Hennessy

**Date:** 11/06/2024