



An
Bord
Pleanála

Board Direction
BD-017045-24
ABP-319061-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/07/2024.

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

Reasons and Considerations

The subject site is located within Dalkey Architectural Conservation Area (ACA), as set in the Dun Laoghaire-Rathdown Development Plan 2022-2028. Having regard to the existing streetscape character of the ACA, particularly the traditional proportions and historic style of the original shopfront, it is considered that the proposed bi-fold doors, the subject of this retention application, would seriously injure and visually detract from the traditional streetscape character of Dalkey Village. Accordingly, it is considered that the proposed development fails to accord with Policies HER 13, 15 and 20, Section 12.6.&1 (Shopfronts) and Appendix 4.2.7 (Commercial Frontage) of the Dun Laoghaire-Rathdown Development Plan 2022-2028. Therefore, to permit the proposed retention of the bi-fold doors as detailed in the application would set a poor precedent for similar developments and would be contrary to the proper planning and sustainable development of the area.

Board Member

Joe Boland

Date: 18/07/2024