

An
Bord
Pleanála

Board Direction
BD-019877-25
ABP-321923-25

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/06/2025.

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

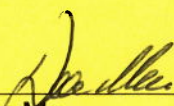
Reasons and Considerations

The change of use from offices to medical facility on the first and second floor of 3 Bath Place, Blackrock, Co. Dublin, for which permission is sought, has already occurred. The existing medical use is unauthorised. In the circumstances, the Board is precluded from granting permission for the proposed development of a change of use from office to medical facility at 3 Bath Place, Blackrock, Co. Dublin. Permission is required in the first instance for the retention of the change of use from office to medical facility at 3 Bath Place, Blackrock, Co. Dublin

Note

The Board did not agree with the Inspector that matters in respect of waste, including storage, could be conditioned, had the medical use not yet commenced. The Board shared the planning authority's concern that waste bins should not be stored on the street.

Board Member


Declan Moore

Date: 09/06/2025