



An
Coimisiún
Pleanála

Direction
CD-021314-25
ACP-323375-25

The submissions on this file and the Inspector's report were considered at a meeting held on 18/11/2025.

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

Planning

Commissioner:

Emer Maughan

Date: 19/11/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

The development proposed to be retained and continued results in the commercialisation of an area of public space diminishing its intended role as a space for pedestrian use and recreation and negatively impacting its ability to act as a distinct focal point for the area, and would be contrary to key principles of urban design as set out in the Retail Planning Guidelines 2012 and the Dun Laoghaire-Rathdown County Development Plan 2022-2028. The development proposed to be retained creates a barrier in a public space dedicated to pedestrians and the public. In addition, the development proposed to be retained obstructs views, negatively impacts on visual amenity in terms of visual clutter, and negatively impacts on the overall environmental quality and urban design of Town Square.

Furthermore, in terms of the intensity of the use outlined, the development proposed to be retained would be contrary to Section 12.6.5 (Fast Food Outlets/Takeaways/ Restaurants), Policy Objective PHP37 (Public Realm Design), Policy Objective PHP38 (Public Realm Offering), Policy Objective MFC3 (Placemaking in our Towns and Villages), Policy Objective RET5 (Major Town Centres), of the development plan and would be contrary to Policy DLAP2 (Urban Design); Policy DLAP5 (Public Realm) and Policy DLAP6 (Public Realm Rebalancing), of the Dundrum Local Area Plan 2023, which require the preservation and enhancement the public realm and sense of place and provision of development which is legible, well-connected and permeable. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.