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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Dun Laoghaire-Rathdown County Council**

**Planning Register Reference Number: D22A/0452**

**APPEAL** by Robert Gilmartin care of CDP Architecture of 4 The Mall, Main Street, Lucan Village, County Dublin against the decision made on the 18<sup>th</sup> day of August, 2022 by Dun Laoghaire-Rathdown County Council to refuse permission for the proposed development.

**Proposed Development:** At ground floor, retain bar use with minor internal amendments to include removal of existing internal staircase and replace with new staircase from ground to second floor and widen existing exit doors facing onto Tubbermore Road and proposed new stair and lift core at ground, first and second floor at north-west corner and retaining the existing entrance facing onto Castle Street. At first floor, proposed extension of existing kitchen by 18 square metres and revised internal restaurant layout and facilities. Proposed second floor, on existing roof of 152 square metres for restaurant use together with retractable roof, smoking area and glazed acoustic walls along Tubbermore Road and part facing Castle Street. At third floor, proposed new storage area 41 square metres, all works, all at 115-116 Coliemore Road, Dalkey, County Dublin.


## **Decision**

**REFUSE permission for the above proposed development for the reasons and considerations set out below.**

## **Reasons and Considerations**

1. The site is situated at a prominent location within the Dalkey Village Architectural Conservation Area. It is considered that, notwithstanding the revised proposals submitted with the planning appeal, the design of the second-floor level extension to 116 Coliemore Road would be visually obtrusive, would fail to enhance the streetscape character, and would adversely affect the overall character of this part of the Dalkey Village Architectural Conservation Area. The proposed development would be contrary to Policy Objective HER13, section 12.11.3 and section 12.11.4 of the Dún Laoghaire-Rathdown County Development Plan 2022-2028, would adversely affect the architectural conservation area and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development, by reason of the proximity of the second floor to the neighbouring residential properties to the south-east, would, if permitted, be visually obtrusive and would seriously injure the residential amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. The Board shared the concerns of the planning authority regarding impacts of the proposed development on residential amenity and considered that the proposed second floor, notwithstanding revised proposals submitted with the appeal, would be visually obtrusive and would seriously injure the residential amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

  
**Martina Hennessy**  
**Member of An Bord Pleanála**  
**duly authorised to authenticate**  
**the seal of the Board.**



Dated this 15<sup>th</sup> day of November 2023.