

An
Bord
Pleanála

Board Order
ABP-318299-23

Planning and Development Acts 2000 to 2022

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D23A/0522

Appeal by Arend Jonkers and Patricia Jonkers-Driessen of 7 Marine Walk, Dun Laoghaire, County Dublin against the decision made on the 26th day of September, 2023 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to DROP Studio Limited care of O'Keeffe Architects Limited of Suite 1, The Avenue, Beacon Court, Bracken Road, Sandymount, County Dublin in accordance with plans and particulars lodged with the said Council:

Proposed Development: Material change of use from previously approved retail use to leisure use (dance studio) with associated facilities and the provision of new external signage consisting of one number illuminated sign. Proposed defined opening hours of Monday to Friday 06.00 am - 11.00 pm and Saturday to Sunday 08.00 am - 09.00 pm at Unit 1, Marine Walk, Marine Road, Dun Laoghaire, County Dublin within the curtilage of The Royal Marine Hotel (a protected structure).

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

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 Dún 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 Éireann.

Reason: In the interest of public health.

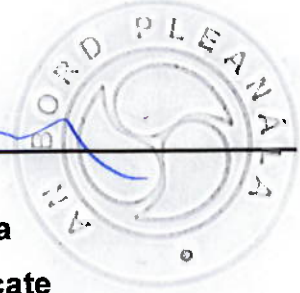


3. The 'Dance Studio' herein permitted shall limit operations to between the hours of 0800 to 2100 Mondays to Sundays inclusive.

Reason: In the interest of orderly development.



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



Dated this 17th day of June 2024