



An
Bord
Pleanála

Board Order ABP-318776-24

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 4630/23

Appeal by Bin Lin of 89 Rosemount Avenue, Artane, Dublin against the decision made on the 5th day of December, 2023 by Dublin City Council to refuse permission for the proposed development.

Proposed Development: Permission is sought for change of use of existing hairdresser salon 21.6 square metres (ground floor) to sitting/amenity room provision attached to a first floor apartment unit at 89 Rosemount Avenue, Artane, Dublin.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

The subject property is located in an area zoned Z3 - Neighbourhood Centres in the Dublin City Development Plan 2022-2028 for which the objective is "To provide for and improve neighbourhood facilities". The proposed change of use of the existing ground floor hairdresser to residential would result in the loss of a commercial retail unit forming part of this small parade of shops and would, therefore, reduce the commercial offer of the parade as well as its potential vitality and viability. The proposed change of use would, by itself and by the precedent established for residential/non-retail ground floor use in this parade, seriously injure the residential amenities of the area through the reduction in neighbourhood facilities and would, therefore, be contrary to both the Dublin City Development Plan 2022-2028 and the proper planning and sustainable development of the area.



Patricia Calleary

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this 24 day of June 2024.