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**Planning and Development Acts 2000 to 2022**

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

**Planning Register Reference Number: D23A/0724**

**Appeal** by Shane Rushe care of Marston Planning Consultancy of 23 Grange Park, Foxrock, Dublin against the decision made on the 19<sup>th</sup> day of January, 2024 by Dún Laoghaire-Rathdown County Council to refuse permission for the proposed development.

**Proposed Development:** Retention of as constructed glazed bi-fold doors in lieu of shop front window granted under planning register reference number D21A/0227 at 39 Castle Street, Dalkey, County Dublin.

**Decision**

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

## Reasons and Considerations

The subject site is located within Dalkey Architectural Conservation Area (ACA), as set in the Dún Laoghaire-Rathdown Development Plan 2022-2028. Having regard to the existing streetscape character of the Architectural Conservation Area, particularly the traditional proportions and historic style of the original shopfront, it is considered that the proposed bi-fold doors, the subject of this retention application, would seriously injure and visually detract from the traditional streetscape character of Dalkey Village. Accordingly, it is considered that the proposed development fails to accord with Policies HER 13, 15 and 20, Section 12.6.1 (Shopfronts) and Appendix 4.2.7 (Commercial Frontage) of the Dún Laoghaire-Rathdown Development Plan 2022-2028. Therefore, to permit the proposed retention of the bi-fold doors as detailed in the application would set a poor precedent for similar developments and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Joe Boland**

**Member of An Bord Pleanála**

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

Dated this *23<sup>rd</sup>* day of *July* 2024.