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**Planning and Development Acts 2000 to 2022**

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

**Planning Register Reference Number: D24A/0629/WEB**

**APPEAL** by Tropical Medical Bureau care of Graham Fry of 3 Bath Place, Blackrock, County Dublin against the decision made on the 29<sup>th</sup> day of January, 2025 by Dún Laoghaire-Rathdown County Council to refuse permission for the proposed development.

**Proposed Development:** Change of use from offices to medical facility at 3 Bath Place, Blackrock, County Dublin.

**Decision**

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

## Reasons and Considerations

The change of use from offices to medical facility on the first and second floors of 3 Bath Place, Blackrock, County Dublin for which permission is sought, has already occurred. The existing medical use is unauthorised and therefore does not have the benefit of planning permission. In the circumstances, the Board is precluded from granting permission for the proposed development. Permission is required in the first instance for the retention of the change of use from office to medical facility. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



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Declan Moore

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

Dated this 9<sup>th</sup> day of JUNE 2025