

An  
Coimisiún  
Pleanála

Commission Order  
ABP-322328-25

---

**Planning and Development Acts 2000 to 2022**

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

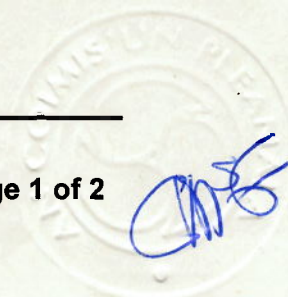
**Planning Register Reference Number: D25A/0070/WEB**

**APPEAL** by Azure Dental Limited care of CPR Architects of 93 Upper George's Street, Dun Laoghaire, County Dublin against the decision made on the 24<sup>th</sup> day of March, 2025 by Dún Laoghaire-Rathdown County Council to refuse permission for the proposed development.

**Proposed Development:** Formation of a new vehicular entrance off Newtown Avenue with a new parking area to the front, provision of level access to the dental clinic and associated landscaping works at 6 Maretimo Gardens West, Blackrock, County Dublin.

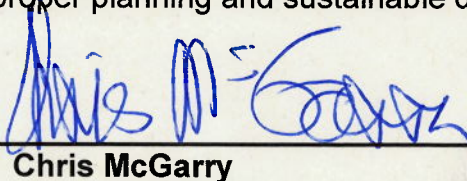
## **Decision**

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



## Reasons and Considerations

1. The subject site is located in close proximity to the village of Blackrock, which is serviced by high quality and high frequency public transport options, as well as multiple car parks. It is an objective of the Dún Laoghaire-Rathdown County Development Plan 2022-2028, as set out in Section 5.5, Transport and Mobility to introduce and promote Modal change in respect of promoting sustainable transport. Having regard to the proximity of the site to existing car parks, the availability of on street car parking and to the public transport options serving the area, it is considered that the provision of a car parking space, as proposed, would be contrary to the provisions of Section 12.4.51 'Parking Zones' and Section 12.4.52 'Application of Standards' which if permitted would, therefore, be contrary to the proper planning and sustainable development of the area
2. Having regard to the existing layout of the surrounding streets, the proposed arrangement would require vehicles to cross an existing cycle track on Newtown Avenue, thereby introducing the potential for conflicts at this location, which would endanger public safety and would set a precedent for further developments which would adversely affect the use of the cycle track. Accordingly, to permit the proposed off-street parking would be contrary to the proper planning and sustainable development of the area.



**Chris McGarry**

**Planning Commissioner of An Coimisiún**

**Pleanála duly authorised to authenticate  
the seal of the Commission.**

**Dated this 24<sup>th</sup> day of July 2025.**

