

An  
Coimisiún  
Pleanála

Commission Order  
ACP-323375-25

---

**Planning and Development Act 2000, as amended**

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

**Planning Register Reference Number: D25A/0420/WEB**

**Appeal** by Dundrum Retail GP DAC (acting on behalf of Dundrum Retail Limited Partnership) care of BMA Planning of Taney Hall, Eglinton Terrace, Dundrum, Dublin against the decision made on the 17<sup>th</sup> day of July, 2025 by Dún Laoghaire-Rathdown County Council to refuse permission for the proposed development.

**Proposed Development:** The development will consist of retention/continuance of use of part of Town Square for food and beverage stalls and concessions and hosting occasional events and promotional activities within a defined area (347 square metres), including the associated temporary or moveable structures, seating tables and other temporary works associated with these activities on lands at Dundrum Town Square, Sandyford Road, Dundrum, Dublin.


## **Decision**

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

## Reasons and Considerations

The development proposed to be retained and continued results in the commercialisation of an area of public space diminishing its intended role as a space for pedestrian use and recreation and negatively impacting its ability to act as a distinct focal point for the area, and would be contrary to key principles of urban design as set out in the Retail Planning Guidelines 2012 and the Dún Laoghaire-Rathdown County Development Plan 2022-2028. The development proposed to be retained creates a barrier in a public space dedicated to pedestrians and the public. In addition, the development proposed to be retained obstructs views, negatively impacts on visual amenity in terms of visual clutter, and negatively impacts on the overall environmental quality and urban design of Town Square.

Furthermore, in terms of the intensity of the use outlined, the development proposed to be retained would be contrary to Section 12.6.5 (Fast Food Outlets/Takeaways/Restaurants), Policy Objective PHP37 (Public Realm Design), Policy Objective PHP38 (Public Realm Offering), Policy Objective MFC3 (Placemaking in our Towns and Villages), Policy Objective RET5 (Major Town Centres), of the development plan and would be contrary to Policy DLAP2 (Urban Design), Policy DLAP5 (Public Realm) and Policy DLAP6 (Public Realm Rebalancing), of the Dundrum Local Area Plan 2023, which require the preservation and enhancement the public realm and sense of place and provision of development which is legible, well-connected and permeable. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.

  
\_\_\_\_\_  
**Emer Maughan**

**Planning Commissioner of An Coimisiún  
Pleanála duly authorised to authenticate  
the seal of the Commission.**

**Dated this 20<sup>th</sup> day of November 2025.**

