

An
Coimisiún
Pleanála

Commission Order
PL-500181-DR

Planning and Development Act 2000, as amended

Planning Authority: Dun Laoghaire-Rathdown County Council

Planning Register Reference Number: D25A/0615/WEB

Appeal by Michael McWeeney against the decision made on the 30th day of September, 2025 by Dun Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: Retention of the partial change of use of the ground floor from a bakery (Bennett's Shop-Specialist) to residential use (circa 16 square metres). Retention of the ground floor rear kitchen extension and permission for amendments to the 'as constructed ground floor extension' to provide a small open yard to the rear for bin storage. Retention of the outdoor terrace at first floor level and permission for amendments to the terrace to provide for the open yard below. Retention of the dormer extension with balcony to the rear at second floor level, built to allow for the lift overrun and provide storage and a laundry room on the second floor. Retention of alterations to the roof from a simple hip to dormer roof by extending the rear slope to ridge level. Permission for amendments to the front roof elevation by replacing a window at roof level with a slate finished vertical section, all at 59 Main Street, Blackrock, County Dublin.

Decision

GRANT permission for the above development based on the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

Having regard to the nature and minor scale of the works proposed to be retained and the proposed development, comprising of alterations and extensions to an existing dwelling and its façade treatment, which retains the original shopfront design, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained and the proposed development would not detract from the streetscape or architectural character of the area, which is included as a candidate Architectural Conservation area under the Dun Laoghaire-Rathdown County Development Plan 2022-2028, would not conflict with Policy Objectives HER18, HER20 and HER21, and would not seriously injure the visual or residential amenities of the area. The development proposed to be retained and the proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

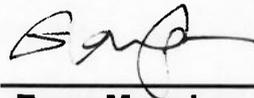
Conditions

1. The development shall be retained, carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following condition. Where this condition requires details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority and the development shall be retained, carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The external finishes of the roof shall be completed in matching slate tiles, details of which shall be agreed in writing with the planning authority.

Reason: In the interest of visual amenity and to ensure an appropriate standard of development.



Emer Maughan

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



Dated this 26th day of February 2026.