



General:

ACP Case No.: ACP-323763-25

Meeting: CME-005688-26

Meeting Date: 26/01/2026

Meeting Location: Office of An Coimisiún Pleanala

Commission Meeting Record Signed Off: Yes

Attendees:

Eamonn James Kelly

Marie O'Connor

Declan Moore

ACP Case:

Planning Commissioner: Declan Moore

Case Type: Normal Planning Appeal PDA2000

Development Address: 166A Shelbourne Road, Ballsbridge, Dublin 4, D04 NN88.

Development Description Summary: Internal and external alterations to walls at basement and ground floor level, construction of new floor level at basement level, provision of a outdoor terrace, construction of a five storey extension to include amenity roof terrace with swimming pool, a bar/caf  , a restaurant and a 24 no. bedroom boutique hotel and all ancillary works necessary to facilitate the development. The application is accompanied by a Natura Impact Statement (NIS).

Decision:

Inspector Recommendation Accepted? Generally Accepted

Conflict of Interest Identified? No

If Yes, Reason for Conflict of Interest:

Meeting Outcome: Decision Made

Decision: Refuse Permission

Split Vote: No

If Yes, Ratio:

Discussion Details:

Planning Commissioner 1 - Sign off	Planning Commissioner 2 - Sign off
Signed Off By: Eamonn James Kelly	Signed Off By: Marie O'Connor
Date Signed: 26/01/2026	Date Signed: 26/01/2026