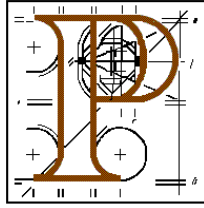


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

Dublin City

Planning Register Reference Number: 3747/17

An Bord Pleanála Reference Number: ABP-300232-17

APPEAL by Carmel O'Connor of 1 Serpentine Avenue, Ballsbridge, Dublin against the decision made on the 24th day of October, 2017 by Dublin City Council to grant subject to conditions permission to Fibonacci Property ICAV care of John Spain Associates of 39 Fitzwilliam Place, Dublin.

PROPOSED DEVELOPMENT: Amendments to office development permitted under register reference number 2221/16 an An Bord Pleanála reference number PL 29.246717 and subsequent amendments under register reference number 4456/16, register reference number 2500/17 and register reference number 2953/17. The amendments consist of: (1) The provision of a fifth floor (sixth storey) over basement levels on Block 1 (western block) with terraces, set back from Merrion Road. This floor provides for an additional 1,910 square metres of gross floor area bringing the total overall development to 55,474 square metres of gross floor area. No amendments are proposed to Block 2 (eastern block to Serpentine Avenue); (2) Revised roof plant, screening, light wells to atriums, lift overruns and parapet level to Block 1; (3) All associated site development works, minor landscaping changes and minor elevational changes as a result of the amendments and associated site infrastructure works. All on a site of 1.56 hectares located on the former AIB Bank Centre lands at the junction of Merrion Road and Serpentine Avenue, Ballsbridge, Dublin.

DECISION

REFUSE permission for the above proposed development based on the reasons and considerations set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

Having regard to the planning history of the subject site and specifically condition number 2 of An Bord Pleanála appeal number PL 29S.246717, which required the omission of the recessed upper level in its entirety at floor six in Blocks 1 and 2, it is considered that there has been no material change in circumstances which would warrant or justify the incorporation of an additional storey on Block 1. It is, therefore, considered that the proposed development would adversely impact on neighbouring residential, commercial and heritage properties in the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2018.