



An
Bord
Pleanála

Board Order
ABP-309610-21

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 3879/20

Appeal by Philip O'Reilly of 18 Grosvenor Place, Rathmines, Dublin against the decision made on the 9th day of February, 2021 by Dublin City Council to grant subject to conditions a permission to Knockanore Properties UC care of RPS Group Limited of West Pier Business Campus, Dun Laoghaire, County Dublin.

Proposed Development: Development will consist of the amendment of previous permission granted under planning register reference number 4658/18, as amended by planning register reference number 4603/19 and planning register reference number 3027/20 comprising as follows: the addition of an additional floor over approved four-storey front block facing Merrion Road which will increase building height at this point from four storeys to five storeys and 17.3 metres to 21.125 metres. The addition of an additional floor over the approved six-storey rear block and building core which will increase overall building height from six to seven storeys and from 25.1 metres to 28.925 metres. Minor changes to the internal layout resulting from the additional floors, and all other ancillary works. The proposed modifications will result in an overall GIA increase from 10,531 square metres to 11,781 square metres for the proposed development. The proposals are adjacent to a Protected Structure; all at 20 Merrion Road, Ballsbridge, Dublin.

Decision

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

Reasons and Considerations

The site is located within the historic neighbourhood of Ballsbridge in close proximity to several Protected Structures as per the Dublin City Development Plan 2022-2028, including number 32 Merrion Road on the adjoining site to the east. Having regard to the existing character of development in the area, it is considered that the proposed increase to the height and scale of the development would form an incongruous and discordant feature which would seriously detract from the character of the area and create an overbearing and dominant feature which would seriously detract from the setting and architectural interest of number 32 Merrion Road. The proposed development would, therefore, adversely affect the architectural character and setting of surrounding properties, would seriously injure the visual amenities of the area, and would 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 *28th* day of *September*, 2023.