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**Planning and Development Acts 2000 to 2021**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 2435/21**

**APPEAL** by John and Mary Glynn of 182 Merrion Road, Ballsbridge, Dublin and by others against the decision made on the 14<sup>th</sup> day of May, 2021 by Dublin City Council to grant subject to conditions permission to Brian Kennedy care of John Spain Associates of 39 Fitzwilliam Place, Dublin.

**Proposed Development** Planning permission for a residential development on a circa 0.25-hectare site. The development will consist of demolition of existing underutilised two number storey building (390 square metres) and tennis court and the construction of a residential development of 25 number apartments with an overall height of part four, part five number storeys (over basement) comprising: 12 number one bedroom apartments and 13 number two bedroom apartments (including three number two bedroom duplexes) (each with private balconies/terraces) and a ground floor gym (circa 159 square metres). Vehicular and pedestrian access will be provided from Merrion Road into a basement which will provide 25 number car parking spaces (one number disabled access), 44 number cycle spaces and all ancillary areas, with two number disabled parking spaces and 12 number visitor bicycle parking spaces at surface level; all associated site development works (including relocation of existing ESB substation), hard and soft

landscaping and all other ancillary works to include provision of an area of communal landscaped open space, with pedestrian access provided to the north east. The total gross floor area proposed is circa 1,935 square metres, all at The Pavilion, 204 - 205 Merrion Road, Dublin.

## **Decision**


**REFUSE permission for the above proposed development in accordance with 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**

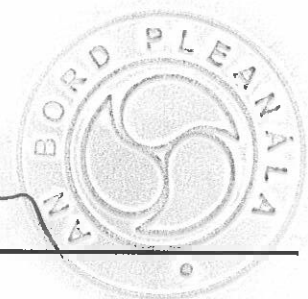
Having regard to the planning history of the area, it is considered that the subject site and the footprint of the proposed development include indicated locations of open space, parking and amenity facilities/areas associated with separate, permitted and established residential development. The proposed development would depreciate the value of property in the vicinity and would, therefore, be contrary to the proper planning and sustainable development of the area.

A handwritten signature in black ink is written over a circular official stamp. The stamp contains the text 'AN BORD PLEANÁLA' around the perimeter. The signature is a stylized, cursive 'G'.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the proposed development would depreciate the value of property in the vicinity and would, therefore, be contrary to the proper planning and sustainable development of the area.



John Connolly



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**John Connolly**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**

Dated this 15<sup>th</sup> day of MARCH 2022.