

An
Coimisiún
Pleanála

Commission Order
ABP-321075-24M

Planning and Development Act 2000, as amended

Amendment of Commission Order

Planning Authority: Dublin City Council

Planning Register Reference Number: 2435/21

Development Concerned: 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 4, part 5 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 metre). 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.

WHEREAS the Commission made a decision to refuse permission, in relation to the above-mentioned appeal by order dated the 16th day of June, 2026:

AND WHEREAS it has come to the attention of the Commission that a clerical error occurred in the **Decision** section of the Commission Order which stated that the decision was to grant permission, subject to conditions:

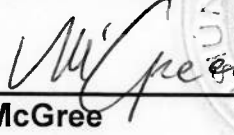
AND WHEREAS the Commission considered that the correction of the above-mentioned clerical error would not result in a material alteration of the terms of the actual decision,

AND WHEREAS having regard to the nature of the issue involved, the Commission decided not to invite submissions in relation to the matter from persons who had made submissions or observations in relation to the appeal the subject of this amendment,

NOW THEREFORE in accordance with section 146A(1) of the Planning and Development Act 2000, as amended, the Commission hereby amends the above-mentioned decision so that the **Decision** section of its order shall be as follows:

Decision

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


Liam McGree

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

Dated this 2nd day of JULY 2026.