



An
Bord
Pleanála

Board Order
ABP-321849-25

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB2564/24

APPEAL by VIP Alliance Limited care of Genesis Planning Consultants of Dean Swift Building, Hamiltonsbawn Road, Armagh, Northern Ireland against the decision made on the 16th day of January, 2025 by Dublin City Council to refuse permission for the proposed development.

Proposed Development: A change of use of apartment number 89 within the existing development to provide for use as a medical suite providing a health screening clinic at Apartment number 89, Building number 2, Number One Ballsbridge, New Pembroke Street North, Dublin.

Decision

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

Reasons and Considerations

The application site is zoned Z1 with the objective 'to protect, provide and improve residential amenities'. The conversion of a residential apartment unit at upper floor to a medical suite would contravene the zoning objective as it would detract from the residential amenity of other dwellings in this apartment development. The loss of a residential apartment at upper floor level for a medical suite use, would by itself and by the precedent it would set for other development, seriously injure the amenities of property in the vicinity and would be contrary to the provisions of the Dublin City Development Plan 2022-2028. The proposal would, therefore, be contrary to the proper planning and sustainable development of the area.


Mary Henchy

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

Dated this 27th day of May 2025.

