



Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB2619/25

APPEAL by Badlands Developments Limited care of Hughes Planning and Development Consultants against the decision made on the 2nd day of September 2025 by Dublin City Council to refuse permission for the proposed development.

Proposed Development: The development will consist of (i) at basement floor level - removal of external and internal walls and construction of new floor level within a revised and reconfigured building footprint; (ii) at ground floor level - removal of northern and western external walls, partial removal of eastern external wall to River Dodder, removal of all internal wall partitions, extension of the internal floor area and provision of a new outdoor terrace along the River Dodder; (iii) removal of existing chimney, elevational alarm panels/glazing/lighting/signage and boundary gate/railings to Shelbourne Road; (iv) construction of a five storey extension of contemporary design and finish atop the existing single-storey building to include amenity roof terrace with swimming pool; and, (v) all ancillary works necessary to facilitate the development inclusive of structural works, new stair/lift cores, ESB substation, elevational planting and drainage works. The resulting six storey over basement level building will accommodate a bar/café at ground floor level, a restaurant at first floor level and a 24 number bedroom boutique hotel from

second to fifth floor level with ancillary plant, staff area, bin store and bicycle parking area at basement level, all at 166A Shelbourne Road, Ballsbridge, Dublin.

Decision

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

Reasons and Considerations

1. Having regard to the constrained nature of the subject site, its location at the prominent junction of Shelbourne Road and Pembrook Road within Ballsbridge, and being situated within the River Dodder Conservation area proximate to the bridge which is a protected structure and listed in the Record of Monuments and Places (RMP) under the National Monuments Acts, the proposed development would have a detrimental impact on the established historic character of this area of Ballsbridge in terms of visual dominance and overdevelopment, contrary to the requirements of Policy BHA9 of the Dublin City Development Plan 2022-2028.

The quantum of development being proposed significantly exceeds the established height of the surrounding area and does not meet the performance criteria as set out within Table 3 of appendix 3 of the Dublin City Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development is located on a heavily trafficked road, where several roads converge, and there is limited on-street carparking and set down availability. As a result, it is considered that the proposed development would generate excessive drop-offs, servicing activity and overspill parking on the adjacent streets. The proposed development would, therefore, by itself and by the precedent it would set for other development, seriously injure the amenities of property in the vicinity, would be contrary to the provisions of the Dublin City Development Plan 2022-2028 in this regard and would, therefore, be contrary to the proper planning and sustainable development of the area.




Declan Moore

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

Dated this 29th day of JANUARY 2026