

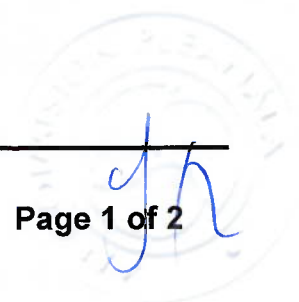
Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB2766/25

Application for Leave to Appeal against the decision of the planning authority by Fergus Warner having an interest in land adjoining the land in respect of which Dublin City Council decided on the 15th day of April 2026 to grant, subject to conditions, a permission to Telfer Limited.

Proposed Development: Change of use from former Post Office, a two storey protected structure (625 square metre), to licensed bar restaurant with retail and gallery (606 square metres). The proposal will involve removal of a lean-to roof and demolition of external storage (19 square metres); lowering of cills at both levels and breaking out of one opening to provide new door at first floor level; and building up of walls on southern boundary up to first floor level, all along the side passage/south elevation; provision of new external stairs and terrace to the south side and rear. Repair works to roof, rainwater goods, windows and doors, repointing of brickwork, minor interior alterations, fit out and provision of signage, and all associated services and site works, Ballsbridge Post Office, Shelbourne Road, Dublin.

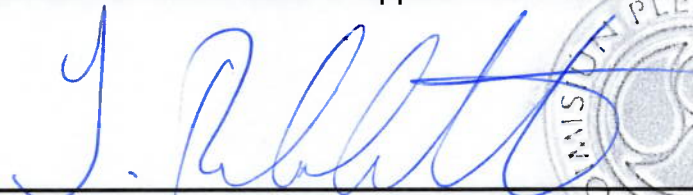


Decision

REFUSE leave to appeal under section 37 (6) of the Planning and Development Act, 2000, as amended, based on the reasons and considerations set out below.

Reasons and Considerations

The Commission determined that condition 10(c) of planning register reference number WEB2766/25, as applied by the planning authority, does not cause the development as granted to differ materially from the development as set out in the plans and particulars submitted with the application. The Commission is therefore satisfied that the applicant for Leave to Appeal has failed to demonstrate that the criterion of section 37(6)(i) of the Planning and Development Act 2000, as amended, has been met. The Commission also determined that condition 10(c) as applied by the planning authority will not materially affect the applicant for Leave to Appeal's enjoyment of his land or reduce its value. The Commission is therefore satisfied that the applicant for Leave to Appeal has failed to demonstrate that the criterion of section 37(6)(ii) of the Planning and Development Act 2000, as amended, has been met. The Commission therefore decided to refuse leave to appeal in this instance.



Tom Rabbette

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate

the seal of the Commission.

Dated this 4th day of JUNE 2026