



An
Coimisiún
Pleanála

Commission Order
LV-501490-DS-26

Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB5829/25

Application for Leave to Appeal against the decision of the planning authority by John Fleming having an interest in land adjoining the land in respect of which Dublin City Council decided on the 14th day of May, 2026 to grant subject to conditions permission to Pembroke Wanderers Hockey Club.

Proposed Development: The construction of three number padel courts: one open court and two courts covered with a canopy, perimeter wall as well as associated lighting, drainage and works to the existing car park along with all associated demolition, alterations and site works. All at Pembroke Wanderers Hockey Club Serpentine Avenue, 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

Under section 37(6) of the Planning and Development Act, as amended, the Commission may, within four weeks from receipt of the application, grant the applicant leave to appeal where the applicant shows that:

- (i) the development, in respect of which a decision to grant permission has been made, will differ materially from the development as set out in the application for permission, by reason of conditions imposed by the planning authority to which the grant is subject, and
- (ii) the imposition of such conditions will materially affect the applicant's enjoyment of the land or reduce the value of the land.

In considering the request for leave to appeal, the Commission had regard to the planning application documentation, the conditions attached to the grant of planning permission by the planning authority and the documentation submitted by the applicant seeking leave to appeal.

The Commission considered that it has not been shown that the development in respect of which a decision to grant permission has been made will differ materially from the development, as set out in the application for permission, by reason of conditions imposed by the planning authority to which the grant is subject.

The Commission, therefore, considered that the applicant for Leave to Appeal does not meet the relevant criteria, as set out under section 37(6) of the Planning and Development Act, as amended above, and on this basis, the Commission decided to refuse the leave to appeal application.




Marie O'Connor
Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.

Dated this 01st day of July 2026.