

An Roinn Pleanála & Forbairt Maoine

Bloc 4, Urlár 3, Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8

Planning & Property Development Department

Dublin City Council, Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8

T: (01) 222 2288

E: planning@dublincity.ie

21-Jul-2026

Brock McClure
63 York Road, Dun Laoghaire, Co. Dublin, A96
T0H4

Application No.	WEB1798/26
Registration Date	03-Jul-2026
Decision Date	21-Jul-2026
Decision Order No	P3997
Location	Shelbourne Court, Shelbourne Lane, Ballsbridge, Dublin 4
Proposal	October Management Ltd. intend to apply for permission for development on a site of c. 0.0437 ha, comprising an extension to the existing apartment building from 4th floor level at Shelbourne Court, Shelbourne Lane, Ballsbridge, Dublin 4. The development comprises the following: A) The extension of the existing apartment block at Shelbourne Court from 5 storeys over basement level to 7 storeys over basement level; and B) The provision of 4 no. additional apartment units, with private amenity space in the form of balconies, with access from the existing stair and lift cores servicing Shelbourne Court. The proposed units comprise 2 no. 2 bedroom units, and 2 no. 3 bedroom units. Increased bicycle parking will be provided to service the proposed additional units. C) The proposal also includes all site development works necessary to facilitate the proposed extension and development of the building, including minor façade alterations to the building to accommodate the proposed additional storeys. The total number of apartments within the development will be increased from 17 no. units to 21 no. units. There are no changes proposed to the living accommodation of the existing residential units, to communal open space, parking facilities, or the entrance access arrangements within the Shelbourne Court development.
Applicant	October Management Ltd., October Management Ltd.
Application Type	Permission

- **If you have any queries regarding this Decision, please contact the email shown above**

NOTIFICATION OF DECISION TO REFUSE PERMISSION

In pursuance of its functions under the Planning & Development Acts 2000 as amended, Dublin City Council, being the Planning Authority for the City of Dublin has by order dated 21-Jul-2026

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decided to REFUSE PERMISSION for the development described above, for the following reason(s).

REASON(S)

The proposal development for an additional two floors would result in an unacceptable form of development by virtue of bulk, scale, massing and disjointed design and is considered to adversely affecting the visual amenity of neighbouring properties. The proposed development would set a harmful and undesirable precedent contrary to the Z1 zoning objective 'To protect and improve residential amenities' and would therefore be contrary to the proper planning and sustainable development of the area.

- Any observations or submissions received by the Planning Authority in relation to this application have been noted.
- Appeals must be received by An Bord Pleanála within **FOUR WEEKS** beginning on 21-Jul-2026. (N.B. not the date on which the decision is sent or received). This is a strict statutory time limit and the Board has no discretion to accept late appeals whether they are sent by post or otherwise. The appeal **MUST BE FULLY COMPLETE** in all respects - including the appropriate fee - when lodged. It is not permissible to submit any part of it at a later date, even within the time limit.
- Refund of Fees submitted with a Planning Application. Provision is made for a partial refund of fees in the case of certain repeat applications submitted within a period of twelve months, where the full standard fee was paid in respect of the first application, and where both applications relate to developments of the same character or description and to the same site. An application for a refund must be made in writing to the Planning Authority and received by them within a period of 8 weeks beginning on the date of the Planning Authority's decision on the second application.

Signed on behalf of the Dublin City Council

For Administrative Officer

Advisory Note:

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Please be advised that the development types shown below can now be submitted via our online service

Domestic Extensions including vehicular access, dormers /Velux windows, solar panels

Residential developments up to & including four residential units (houses only)

Developments for a change of use with a floor area of no more than 200 sq. m

Temporary permission (e.g. accommodation for schools)

Outdoor seating / smoking areas.

Shopfronts / signage