

DEPUTY PLANNING OFFICER

APPLICATION NO.	WEB1798/26
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.
LOCATION	Shelbourne Court, Shelbourne Lane, Ballsbridge, Dublin 4
APPLICANT	October Management Ltd., October Management Ltd.
DATE LODGED	03-Jul-2026
ZONING	
APPLICATION TYPE	Permission

Description of Site and Surroundings

The application site is located on Shelbourne Lane, Ballsbridge, Dublin 4. The residential building c. 20 years old, is a 5 storey over basement level building containing 17 no. apartment units. The subject site is located in the heart of Ballsbridge, just off Shelbourne Road, immediately adjacent to other residential buildings, as well as mixed use development and commercial office buildings located along Shelbourne Lane, Shelbourne Road, and Pembroke Road. Building height in the Shelbourne Road vicinity ranges in height from 3 storeys to 8+ storeys, and the area is predominantly mixed use in character with many sites recently undergoing complete redevelopment to provide higher density mixed use schemes.

The site benefits from close proximity to a range of commercial and community facilities and services as well as Lansdowne DART Station and frequent bus routes to the City Centre and to suburban Dublin locations.

Proposed Development

The proposed 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.

Zoning

The subject site is located on lands zoned Z1 (Sustainable Residential Neighbourhoods), with a land use zoning objective 'To protect, provide and improve residential amenities'. The proposed development is permissible/open for consideration/ in this zoning.

Consideration of Significant Further Information

The submission has not been deemed to constitute significant further information in accordance with Article 35 of the Planning and Development Regulations 2001, as amended.

Further Consultations

The following consultees have provided further recommendations:

- Drainage Division: No objection provided specific conditions complied with.

Planning Assessment of the Further Information Response

Item 1:

1. The Planning Authority have concerns in relation to the bulk, scale and massing of the proposed additional two floors. The Applicant is requested to reconsider the design of the proposal to address reservations in relation to its bulky representation and disjointed appearance as detailed in View 02 and View 04 of the submitted photomontages

Response:

The applicant in their planning report note that the principle revision is the replacement of the previously proposed dark bronze finish to the primary aluminium elements with a bluish grey finish selected to closely match the existing zinc architectural features of Shelbourne Court. The revised finish will be applied consistently to the aluminium window frames, brise soleil fins, balcony edge profiles, solid aluminium cladding panels, ventilation grilles and associated architectural metalwork. No changes are proposed to the glazing arrangement, façade articulation, balcony design or the overall architectural composition of the rooftop extension.

They consider the revised proposal retains the original design principle that the rooftop extension should remain clearly legible as a contemporary architectural intervention rather than a pastiche extension of the existing building. This reflects a well established architectural approach whereby significant additions are designed in their own form and is respectful of the host building. They note that there are numerous other rooftop extensions which use contemporary design and finishes.

They state the extension is contemporary with its detailing, glazing proportions, façade depth and expressed aluminium brise soleil system. The revised zinc architectural features of Shelbourne Court while the architectural expression maintains the extension as a clearly identifiable contemporary addition. They note that additional setbacks would result in a overly dominant appearance, and consider the extension can be viewed in a singular, coherent rooftop volume.

Assessment:

It is considered that the applicant has not dealt with the issue of concern regarding the bulk, scale and massing, the only change is the material proposed. The two additional floors still appear overly dominant and disjointed and do not harmonise with the existing building. While the Planning Authority recognise the importance of increasing densities and are generally supportive of increasing building heights where appropriate, it is not considered that the proposed design is acceptable and provides for a disjointed and top heavy upper floors. Furthermore, the applicant has not set back the upper floors and the balconies appear overly prominent. It is therefore considered that that development should be refused planning permission.

Item 2:

2. The applicant is requested to respond to the following Drainage Division request:

In accordance with Policy SI23 of the Dublin City Development Plan 2022-2028, all new developments with roof areas in excess of 100 sq. metres shall provide for a green blue roof. Whilst green roofs provision is indicated on the plans it is not clear whether blue roof element has also been included for. The policy calls for integrated green and blue roof that facilitates attenuation of surface water within the "blue roof" layer and controlled release of water through flow restrictors at roof outlets. The applicant is requested to confirm details of the proposed green blue roof arrangements.

Response:

The applicant has submitted further details on their green and blue roofs, and it is noted that the implementation of a blue roof beneath the green roof would be unnecessary as the green roof provides 33% more volume than to reduce the discharge. The design of the green roof with the 150mm media depth has a volume storage capacity which is sufficient. They conclude that the design of the green roof is designed in accordance with guidelines.

Assessment:

The Drainage Division have reviewed the submitted documentation and as such they have no objections to the proposal, with recommended conditions.

Further EIA/AA Screening Assessment

Following receipt of the further information response, it is considered that there are no further environmental considerations having regard to the initial assessment detailed in the previous main report.

Conclusion

Having regard to the response received to the Further Information request, and taken into consideration the policies and objectives of the 2022-2028 City Development Plan, the proposed development is considered to be unacceptable and provides for a development which is visually obtrusive due to the bulk, scale mass and design and would set a precedent for similar proposals which are not in line with the Z1 zoning objective of the site.

The proposed development would therefore materially contravene the policies and objectives of the Dublin City Development Plan 2022-2028, would not accord with the proper planning and sustainable development of the area, and it is therefore recommended that planning permission be refused.

Recommendation

It is recommended that:

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.