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*Reg. Ref.*

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**SD25A/0104W**

An Bord Pleanala Ref: ACP-323123-25  
Appeal Decided: 26/11/2025  
Appellant Type: 1st party  
Appeal Decision: Refuse Permission  
Councils Decision: REFUSE PERMISSION & REFUSE RETENTION  
Applicant: Ballyroan Property Limited

Location: Lands at Ballyroan House, Ballyroan Heights, Dublin 16, D16 E8C6

Description: Permission and retention permission for development at this site of approx. 1 ha on lands at Ballyroan House, Ballyroan Heights, Dublin 16, D16 E8C6 (The overall development currently under construction at this site is referred to as 'Watson Place' and development subject of this application relates to this development and to the dwelling unit known as 'McFarland House', Watson Place, Dublin 16, D16 R6W4).

The development consists of the retention of an enlarged private open space area (increased in size from approx. 172 sq m to approx. 211 sq m) and a new boundary wall of approx. 2m in height serving McFarland House (permitted and constructed under Reg. Ref. SD23A/0302). Permission is also sought for the inclusion of an additional area of land approx. 3 sq m to form part of the main area of public open space serving the overall development at Watson Place. There are no works proposed to Ballyroan House (a Protected Structure). All other development within the wider site remains as previously permitted under Reg. Ref. SD17A/0064 (ABP Ref. PL06S.249209), as extended under Reg. Ref. SD17A/0064/EP and as amended under Reg. Ref. SD21A/0175, Reg. Ref. SD23A/0302, Reg. Ref. SD23A/0340 and Reg. Ref. SD25A/0010W.