

Reg. Ref.

SD25A/0150W

An Bord Pleanala Ref: PL-500579-SD-26
Appeal Decided: 03/06/2026
Appellant Type: 3rd party
Appeal Decision: Grant Permission
Councils Decision: GRANT PERMISSION
Applicant: Emmaville Limited

Location: Scholarstown House, Scholarstown Road, Dublin 16, D16 E2H9

Description: a) The demolition of the 4 no. existing shed structures on site within the curtilage of the protected structure. b) The retention, alteration and conversion of Scholarstown House (Protected Structure) into two no. residential units comprised of 1 no. 2-bed and 1 no. 3-bed units served by private open space in the form of ground floor terraces. The proposed works to Scholarstown House include but are not limited to internal re-configuration; the re-location of the staircase to its original location within the house; the removal of non-original features including the closing up of non-original openings; and the creation of a new door opening within the existing alcove, and the blocking up of a window opening both located on the northern elevation. c) The construction of an apartment block ranging in height from 3 to 5 storeys containing 55 no. apartment units comprised of 16 no. 1-bed apartments, 26 no. 2-bed apartments, and 13 no. 3-bed apartments all served by private open space in the form of balconies and/or ground floor terraces. d) The proposed development also includes residential amenities, car and cycle parking accessed via a new pedestrian and vehicular access off Orlagh Grove with the existing entrances on Scholarstown Road and Orlagh Grove being re-configured to provide for pedestrian and cycle access and all ancillary development works required to facilitate the development including but not limited to, plant rooms, a substation, bin stores, landscaping, boundary treatments and lighting. The proposed development comprises the carrying out of works to a protected structure: Scholarstown House (RPS Ref: 322).

SD25B/0638W

An Bord Pleanala Ref: PL-500743-SD-26
Appeal Decided: 05/06/2026
Appellant Type: 1st Party
Appeal Decision: Grant Permission & Refuse Permission
Councils Decision: Grant Retention & Grant Permission & Refuse Retention
Applicant: Humayun Arbab

Location: 226A, The Avenue, Belgard Heights, Dublin 24, D24 K8Y2

Reg. Ref.

Description: Retention of existing timber fence to the front, and two internal boundary walls within the front and side garden, each incorporating a pedestrian gate. Retention of pitched-roof shed to the rear of the property. Permission for a new front vehicular access with dropped kerb, including partial removal of the existing front boundary wall. Infill of existing open-walled front porch to provide new front entrance door.