



An  
Bord  
Pleanála

**Board Direction**  
**BD-007672-21**  
**ABP-308540-20**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/03/2021.

The Board decided to defer consideration of this case and to issue a Section 132 notice to the planning authority regarding the following:

The Board notes from the planning authority's declaration that it is satisfied that, based on section 4(1)(f) of the Planning and Development Act 2000, as amended (the Act), the change of use is exempted development.

The Board also notes the provisions of sections 5.5.11 (Homeless Services) and Policy QH30 of the current Dublin City Development Plan 2016-2022 which, respectively, state:

*“The City Council and other statutory agencies provide appropriate accommodation and work together to improve the range and quality of services available for homeless persons. An over-concentration of institutional accommodation can have an undue impact on residential communities and on the inner city in particular. A co-ordinated approach to the provision and management of these facilities as well as their spread across the city is important.”*

and

*“It is the policy of Dublin City Council to ensure that all proposals to provide or extend temporary homeless accommodation or support services shall be supported by information demonstrating that the proposal would not result in an undue concentration of such uses nor undermine the existing local economy, resident community or regeneration of an area. All such applications shall include: a map of all homeless services within a 500 metre radius of the application site, a statement on the catchment area identifying whether the proposal is to serve local or regional demand; and a statement regarding management of the service/facility.”*

and section 16.12 (Standards – Institutions/Hostels and Social Support Services) which states:

*“An over-concentration of institutional hostel accommodation, homeless accommodation and social support institutions can potentially undermine the sustainability of a neighbourhood and so there must be an appropriate balance in the further provision of new developments and/or expansion of such existing uses in electoral wards which already accommodate a disproportionate quantum. Accordingly, there shall be an onus on all applicants to indicate that any proposal for homeless accommodation or support services will not result in an undue concentration of such uses, nor undermine the existing local economy, the resident community, the residential amenity, or the regeneration of the area.*

*All such applications for such uses shall include the following:*

- *A map of all homeless and other social support services within a 500 m radius of application site*
- *A statement on catchment area, i.e. whether proposal is to serve local or regional demand*
- *A statement regarding management of the service/facility.”*

Having regard to the provisions of section 178(2) of the Act, which provides that the Council of a city shall not effect any development in the city which contravenes materially the development plan, the planning authority is required to submit evidence of

- (a) the application of Policy QH30 and section 16.12 of the current Dublin City Development Plan 2016-2022 in considering the proposal to develop and change the use of the premises at 15/17, Lower Drumcondra Road, Dublin 9
- (b) the information garnered from such application, including a map of all homeless services within a 500 metre radius of the site, a statement on the catchment area identifying whether the proposal is to serve local or regional demand, and a statement regarding management of the service/facility
- (c) consideration as to whether, or not, the proposed development would give rise to an undue concentration of such uses or undermine the existing local economy, residential community or regeneration of the area, and
- (d) consideration of, and decision in respect of, whether, or not, the effecting of the proposed development would contravene materially the development plan.

(Allow 3 weeks)

**Board Member:**

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John Connolly

**Date:** 09/03/2021