

An  
Bord  
Pleanála

**Board Direction  
ABP-320069-24**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/03/2025.

The Board decided, as set out in the following Order, that

Board Order as follows:-

**WHEREAS** a question has arisen as to whether the revision of the internal floor plans of the house at 27 Hatch Place, Dublin is or is not development or is or is not exempted development.

**AND WHEREAS** Rosado Developments Limited care of Hughes Planning and Development Consultants of 85 Merrion Square, Dublin requested a declaration on this question from Dublin City Council, and the Council issued a declaration on the 5<sup>th</sup> day of June 2024 stating that the matter is development and is not exempted development.

**AND WHEREAS** Rosado Developments care of Hughes Planning and Development Consultants of 85 Merrion Square Dublin referred this declaration for review to An Bord Pleanála, on the 2nd day of July 2024.


**AND WHEREAS** An Bord Pleanála, in considering this referral, had regard particularly to:

- (a) Section 2(1) of the Planning and Development Act 2000, as amended,
- (b) Section 3(1) of the Planning and Development Act as amended,
- (c) Section 4(1)(a) of the Planning and Development Act 2000 as amended, and
- (d) The planning history relating to the site
- (e) The report and recommendation of the inspector.

**AND WHEREAS** An Bord Pleanála has concluded that, having regard to the above provisions of the Act, that the revisions of the internal floor plans of the house is development and is not exempted development on the basis that the internal works to be carried out would facilitate a significant intensification of residential use on site which would be material in planning terms.

**NOW THEREFORE** An Bord Pleanála, in exercise of the powers conferred on it by Section 5 (3)(a) of the Planning and Development Act, 2000, as amended, hereby decides that the revision of the internal floor plans of the house at 27 Hatch place, Dublin is development and is not exempted development.

**Board Member:**

  
Paul Caprani

**Date:** 18/03/2025