

An
Coimisiún
Pleanála

Direction
ACP-323195-25

The submissions on this file and the Inspector's report were considered at a meeting held on 09/02/2026.

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

Commission Order as follows:-

WHEREAS a question has arisen as to:

Whether the change of use at the Paramount Hotel from use as a 'hotel' to use as a 'hostel (non-tourist) where care or short-term homeless accommodation is provided' is or is not development or is or is not exempted development at The Paramount Hotel, Numbers 7-8 and 9 & 10 Exchange Street Upper, and Numbers 1, 27-28 and 29-30 Parliament Street, Dublin 2.

AND WHEREAS

Old City Management Limited care of Armstrong Planning Ltd. of Clarinda Park, Dún Laoghaire, County Dublin requested a declaration on this question from Dublin City Council and the Council issued a declaration on the 13th day of March 2024 stating that no development by reason of works or by reason of a material change of use has taken place and that the continued use of the premises as hotel use is considered exempt from the requirement to seek planning permission.

AND WHEREAS Old City Management Limited referred this declaration for review to An Coimisiún Pleanála on the 2nd day of April 2024,

AND WHEREAS An Coimisiún Pleanála considered the information on file, including the submissions from the owner of the hotel premises in which it is stated that the hotel provides short-term accommodation for homeless persons and that no care element is being provided. The Commission also noted that no evidence of care being provided at the hotel was advanced or is contained on the referral file. The Commission reframed the question for reasons of clarity and to reflect the information on file to read as follows:

'Whether a change of use at the Paramount Hotel from use as a 'hotel' to a use for the provision of short-term homeless accommodation where care is not provided' is or is not development or is or is not exempted development',

AND WHEREAS in arriving at its decision, the Commission had regard in particular to:

- (a) Sections 2(1) of the Planning and Development Act 2000, as amended,
- (b) Sections 3(1)(a) of the Planning and Development Act 2000, as amended,
- (c) The information on the referral file,
- (d) the planning history of the site,
- (e) the nature and use of the hotel premises,
- (f) the definition of 'care' as defined by Article 5, of the Planning and Development Regulations, 2001, as amended,
- (g) the report and recommendation of the Planning inspector,

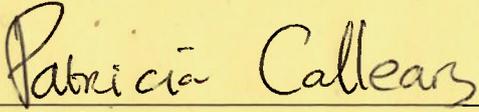
AND WHEREAS An Coimisiún Pleanála has concluded that:

the use of the building, as a hotel use, and the change to use of the hotel for the provision of short-term homeless accommodation where care is not provided, are both hotel uses and therefore no material change of use, and consequently no development, within the meaning of Section 3(1)(a) of the Planning and Development Act 2000, as amended, occurs.

NOW THEREFORE An Coimisiún 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 a change of use at the Paramount Hotel from use as a 'hotel' to a use for the provision of short-term homeless accommodation where care is not provided' is not development. As the matter is not development, further consideration of exempted development under Section 4 of the Act is not applicable.

Planning

Commissioner:



Patricia Calleary

Date: 11/02/2026