



An
Coimisiún
Pleanála

Direction
CD-021900-26
ACP-323570-25

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

The Commission decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Planning

Commissioner: *Eamonn James Kelly* Date: 09/02/2026

Eamonn James Kelly

DRAFT WORDING FOR ORDER

Reasons and Considerations

The development proposed to be retained of ten apartments for use as short-term letting/tourist accommodation, would be contrary to Section 15.14.3 (Short Term Tourist Rental Accommodation) of the Dublin City Development Plan 2022-2028 which stipulates a general presumption against the provision of short-term tourist rental accommodation due to its impact on the availability of housing stock and where it has not been satisfactorily demonstrated that the subject floor space could not otherwise facilitate longer term residential use. The development proposed to be retained would also contravene Policy QHSN3 and Policy QHSN38 of the development plan which seek respectively, to secure the implementation of the Dublin City Council Housing Strategy and to encourage sustainable residential communities containing a wide variety of housing and apartment types in

accordance with the Housing Strategy and the Housing Need Demand Assessment. The granting of permission for retention would set a precedent for similar type of development and would, therefore, be contrary to the proper planning and sustainable development of the area.