



The submissions on this file and the Inspector's report were considered at a meeting held on 15 June 2026.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation, in accordance with the reasons and considerations set out and subject to the amendments shown below

Reasons and Considerations

Having regard to the vacant nature of the upper floors of the property, nature and scale of the proposed development, the various policies in the Dublin City Development Plan including Policy CEE20 and Policy QHSN8 which seek to reduce vacancy, particularly in the upper floors of buildings and the policies contained in the Architectural Heritage Protection Guidelines for Planning Authorities (2011) which seek where possible to keep historic buildings in active use, it is considered that the proposed development would constitute an appropriate use in this location, would not adversely impact on the character of the building or wider social, cultural or economic functions of the area and would be in accordance with Policy CEE28 (Visitor Accommodation). Furthermore, the proposal would not result in the loss of residential stock within the city centre and would satisfy the requirements of section 15.14.3 of the development plan in relation to short-term letting. It is considered that subject to compliance with the conditions set out below, the proposal would be consistent with maintaining and

enhancing the special architectural character of the Protected Structure or the Architectural Conservation Area within which the building is located. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Prior to commencement of development the applicant shall enter into a legal agreement with the planning authority under Section 47 of the Planning Act 2000, as amended, specifying that:

(a) The lands encompassed by the application site as outlined in red on the plans and particulars received by the planning authority shall be held in single ownership with the entire holding outlined in blue; and

(b) The proposed holiday units shall be used for tourism purposes only and shall not be used as a permanent place of residence by any person.

(c) The owners/operators of the development shall maintain an up-to-date register of the names and addresses of all owners/occupiers of the holiday units and shall make this information available to the planning authority on request.

Reason: To regulate the use of the development.

3. The proposed short-term residential apartments shall be let as single apartments, and shall not be subdivided, without a separate grant of planning permission.

Reason: To limit the nature of the development to that sought, in the interest of clarity.

4. Prior to the commencement of development, the following details shall be submitted to, and agreed in writing with, the planning authority:

(a) A finalised Conservation Specification and Conservation Method Statement covering all works to be carried out and materials to be used in such works, prepared by an accredited Grade II Conservation Architect.

(b) Details for the monitoring of the development by a suitably qualified architect with conservation expertise and accreditation.

(c) Competent site supervision, project management and crafts personnel will be engaged, suitably qualified and experienced in conservation works.

(d) The Method Statement shall include, in particular details for reinstatement of previously removed decorative granite window architraves along the front

elevation to restore the character of the structure, to accurate detail and supported by relevant information and samples if required.

In the event of agreement not being reached between the developer and the planning authority, the matter may be referred to An Coimisiún Pleanála for determination, and all works shall be carried out in accordance with any determination made resulting from such referral.

Reason: In the interest of the protection of architectural heritage in accordance with the provisions of the Architectural Heritage Protection Guidelines for Planning Authorities.

5. Prior to commencement of works, the developer shall submit to, and agree in writing with the planning authority, a Construction Management Plan, which shall be adhered to during construction. This plan shall provide details of intended construction practice for the development, including hours of working, noise and dust management measures and off-site disposal of construction/demolition waste.

Reason: In the interest of public safety and to protect the amenities of property in the vicinity.

6. A plan containing details for the management of waste (and, in particular, recyclable materials) within the development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, the agreed waste facilities

shall be maintained, and waste shall be managed in accordance with the agreed plan.

Reason: To provide for the appropriate management of waste and, in particular recyclable materials, in the interest of protecting the environment and the amenities of properties in the vicinity.

7. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the amenities of property in the vicinity.

Planning Commissioner:



Paul Caprani

Date:

16th day of June 2026