



An
Coimisiún
Pleanála

Commission Direction
CD-000744
PL-500953-DS-26

The submissions on this file and the Inspector's report were considered at a meeting held on 16 June 2026.

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

Planning Commissioner:

Marie O'Connor

Date:

18th day of June 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the nature and scale of the proposed development, the proposed retention of five number apartments for use as short-term letting/ tourist accommodation, is considered to be contrary to the provisions of Section 15.14.3 (Short Term Tourist Rental Accommodation), the development is likely

to detrimentally impact the variety of housing typologies and tenures available in the area contrary to Policies QHSN3 (Housing Strategy and Housing Need and Demand Assessment) and QHSN38 (Housing and Apartment Mix) of the Dublin City Development Plan 2022-2028. The proposed use would also be contrary to Policies QHSN6 – Urban Consolidation, QHSN7- Upper Floors, CCUV18 - Residential Development and Section 15.13.6- Living Over the Shop of the development plan that seeks to reverse the loss of residential use on the upper floors of commercial premises to revitalise the social and physical fabric of the city. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.