

The submissions on this file and the Inspector's report were considered at a meeting held on 23 October 2026.

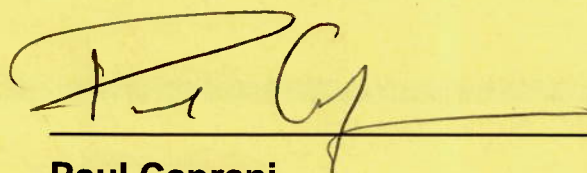
The Commission decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

Having regard to the central location within Dublin city and the authorised use as a residential unit (granted retention of permission under Reg. ref: 2815/16), forming part of the existing housing stock, the proposed change of use to short-term letting would remove a residential unit from long-term occupancy and therefore would be inconsistent with Appendix 1 (Housing Strategy) of the Dublin City Development Plan 2022-2028 and Policy QHSN38 (housing & apartment mix), which seeks to ensure that appropriate and affordable housing within the city centre is essential to meet the needs of the growing population of the city while providing for the development of sustainable, inclusive and vibrant communities by ensuring a wide variety of housing typologies, size and tenures is available to city residents. Furthermore it is considered that the proposed change of use would be inconsistent with Section 15.14.3 (Short-Term Tourist Rental Accommodation), which contains an explicit and general presumption against short- term letting unless a robust justification can be supported on a case by case basis, which in the opinion of the Commission has not demonstrated by the first party in this

instance, as such, the proposed change of use would be contrary to the proper planning and sustainable development of the area.

Planning Commissioner:

A handwritten signature in dark ink, appearing to read 'P. Caprani', is written over a horizontal line.

Paul Caprani

Date:

23rd day of October 2026