

Board Order PL 29N.248009

Planning and Development Acts 2000 to 2017

Planning Authority: Dublin City Council

Planning Register Reference Number: 4154/16

Appeal by David Cantwell, Receiver care of Downey Planning of 1 Westland Square, Pearse Street, Dublin against the decision made on the 20th day of January, 2017 by Dublin City Council to refuse permission.

Proposed Development: Change of use of the ground floor lobby area and the 17 number apartments (10 number one bedroom, seven number two bedroom (one number being a duplex unit)) at first floor, second floor and third floor level from residential use to aparthotel serviced apartments use within this four-storey mixed-use building and associated signage to the elevation on Wolfe Tone Street. All at Bradogue House, Wolfe Tone Street, 51-52 Mary Street, Dublin.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

The proposed change of use of this existing apartment complex, resulting in the loss of 17 number apartments in Dublin City Centre at a time when the city is experiencing a housing shortage, would undermine the Council's attempts to significantly increase housing output through the broad range of measures outlined in the Dublin City Development Plan 2016-2022 and the Dublin Housing Strategy 2016-2022. Furthermore, the proposed development would be contrary to the Government initiative, Rebuilding Ireland – Action Plan for Housing and Homelessness launched in 2016, which seeks to accelerate housing supply in the State. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Member of An Bord Pleanála duly authorised to authenticate the seal of the Board.

Dated this day of 2017

PL 29N.248009 Board Order Page 2 of 2