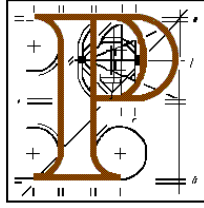


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

Dublin City Council

Planning Register Reference Number: 4008/17

An Bord Pleanála Reference Number: ABP-300516-17

APPEAL by Eustace Street Holdings Limited care of Michael B. Doyle Architects of Shamrock Chambers, 1-2 Eustace Street, Temple Bar, Dublin against the decision made on the 30th day of November, 2017 by Dublin City Council to refuse permission.

PROPOSED DEVELOPMENT: Interior removals and refurbishments and change of use of 1st floor, of 188 square metres floor area, from office-use to four number five-star quality, short-term-let ensuite bedrooms of circa 30 square metres each, plus store and all associated works. The development is ancillary to The Merchant House's existing five-star quality facility located nearby at number 8 Eustace Street, Dublin. All at The Green Building, 23-24 Temple Lane South, and 3-4 Crow Street, Dublin (a mid-terrace, dual-fronted building consisting of eight number apartments on three levels over, 1st floor office-use over, ground floor and basement retail use).

DECISION

REFUSE permission for the above proposed development based on 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

Given that the upper floors are in use as long term residential, it is considered that the use of the first floor for four short-term holiday lettings would significantly impact on their residential amenity, due to the transient nature of short-term letting and the potential for noise and nuisance. The proposed development would seriously injure the residential amenities and depreciate the value of property in the vicinity and 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 2018.