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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 2165/19**

**APPEAL** by Friends First Life Assurance Company DAC care of Property, Resource Planning Management and Development of Merchants Hall, 25-26 Merchants Quay, Dublin against the decision made on the 22<sup>nd</sup> day of March, 2019 by Dublin City Council to refuse permission.

**Proposed Development:** Temporary change of use to short term letting for six number existing apartments (four number one bedroom and two number two bedroom) occupying the top three floors of the existing five-storey building at Numbers 43 and 44 Clarendon 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 development, by itself and by the precedent for which a grant of permission would set, would be contrary to the stated provisions of the Core Strategy of the Dublin City Development Plan 2016-2022, which recognises residential units as a scarce resource and which need to be managed in a sustainable manner so that the housing needs of the city are met. The proposed development, resulting in the temporary loss of six apartment units for residential use, would also be contrary to the core principles of the Dublin Housing Strategy 2016-2022 which requires that the planning and building of housing and residential space in the city contributes to sustainable and balanced development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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**John Connolly**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board.**

**Dated this            day of            2019**