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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 3244/19**

**APPEAL** by Tim Boland care of Armstrong Planning of 41 Lower Baggot Street, Dublin against the decision made on the 7<sup>th</sup> day of August, 2019 by Dublin City Council to refuse permission.

**Proposed Development:** Retention of office use at 5 and 6 Clarendon Mews, Lad Lane, Dublin.

**Decision**

**REFUSE permission for retention 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 for it 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 loss of two mews dwellings 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. Furthermore, it is an aim of the Development Plan to encourage more residential use in the South Georgian Core. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board noted that it is an aim of the Dublin City Development Plan to encourage more residential use in the South Georgian Core.

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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**