



Planning and Development Acts 2000 to 2019

Planning Authority: Dublin City Council

Planning Register Reference Number: 3481/19

APPEAL by Jerry Huysmans of 64 Merton Drive, Ranelagh, Dublin against the decision made on the 2nd day of September, 2019 by Dublin City Council to refuse permission.

Proposed Development: Change of use from residential apartment use to short term letting at 41 Rowan House, Mespil Estate, Sussex Road, 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 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. Furthermore, the proposed development, which would result in the loss of long-term residential stock within the inner city and within a rent pressure zone, would be in conflict with national policy, in the light of Circulars PL10/2017 and PL 04/2019, issued by the Department of Housing, Planning and Local Government. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Paul Hyde

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

Dated this day of 2020.