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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 4612/19**

**APPEAL** by Robert Pierse care of Edmondson Architects of 15 Upper Baggot Street, Dublin against the decision made on the 4<sup>th</sup> day of February, 2020 by Dublin City Council to refuse permission.

**Proposed Development:** Retention of the change of use of the five houses from residential to short term lettings at numbers 14, 15, 16, 17 and 18 Grattan Court East, 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 retention of the change of use to short term letting on for an indefinite or a temporary period would result in the five houses being withdrawn from the available supply of residential accommodation for permanent occupation within a designated “Rent Pressure Zone” and a Z2 zoning and would exacerbate the existing shortage of residential accommodation for permanent occupation within the centre of the city. The development proposed for retention would, therefore, be contrary to the Housing Strategy and Core Strategy which seeks to secure national policy in meeting the housing needs of the City, ensure a speedy effective and sustainable step-up in future housing supply and, to reverse the scale of unmet housing needs in line with the policy objectives for encouragement of permanent residential communities in mixed use sustainable neighbourhoods provided for in the Dublin City Development Plan 2016-2022. The development proposed for retention would, therefore, be contrary to national and local policy and would be contrary to the proper planning and sustainable development of the area.

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**Paul Hyde**

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

**Dated this            day of            2020.**