



Planning and Development Acts 2000 to 2019

Planning Authority: Dublin City Council

Planning Register Reference Number: 2170/20

Appeal by Lorraine McGarry care of Quinn Barnwall Buggy of Bloomfield House, Bloomfield Avenue, South Circular Road, Dublin against the decision made on the 24th day of March, 2020 by Dublin City Council to refuse permission for the proposed development:

Proposed Development: The development will consist of change of use for short-term letting of existing residential units, consisting of one number three bedroom apartment, one number three bedroom duplex and one number four bedroom duplex with a total floor area of circa 416 square metres, all at Bluebell Lodge Site, Old Naas Road, Bluebell, Dublin.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions 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

It is considered that the proposed change of use for short-term letting in conjunction with the continuance of long-term letting within the existing residential units at the site which is the subject of the appeal, would not, subject to being restricted to weekend periods and a two-week holiday period for the purposes of short-term lettings, undermine the housing needs of the City or be contrary to the core principles set out in the Dublin Housing Strategy or Housing Policies contained in the Dublin City Development Plan 2016 – 2022. It is considered, therefore, that the proposed development, subject to compliance with the conditions set out below, would be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Any short-term letting of the residential unit shall be restricted to:
 - (a) Friday nights and Saturday nights in any given week. During the period of Sunday to Thursday inclusive, residential units shall accommodate long-term rental accommodation only and shall not be used as short-term letting,
 - (b) on one occasion in any calendar year the residential units may be used for short-term letting for a continuous two-week period. This two-week period shall be restricted to the months of July and August only, and
 - (c) any short-term letting of the residential unit shall not exceed a total of 114 days in any calendar year.

Reason: To regulate the supply of short-term letting within the development and to ensure the continued supply of long-term residential accommodation within the residential units.

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

Dated this day of 2020.