



Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 3638/23

Appeal by Irish Properties Limited care of Peter P. Gillett and Associates of 55 Glencarrig, Sutton, Dublin against the decision made on the 20th day of June, 2023 by Dublin City Council to refuse permission for the proposed development.

Proposed Development: Retention of change of use of apartment to serviced apartment for short term letting including air bed and breakfast use. This building is a protected structure listed in the current City Development Plan RPS Number 3230, at Apartment 3, 24 South Great George's Street, Dublin.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

Having regard to the nature of the change of use proposed for retention, it is considered that the proposed development would have a negative impact on the availability of housing stock in the city, would be contrary to Section 15.14.3 of the Dublin City Development Plan 2022-2028, and the granting of permission for retention would set a precedent for similar type development contrary to the Dublin City Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Stephen Bohan

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

Dated this *3rd* day of *April* 2024.

