

An
Bord
Pleanála

Board Order
ABP-317816-23

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 3838/23

APPEAL by Laragon Catering Limited (trading as Drury Court Hotel) care of Hughes Planning and Development Consultants of 85 Merrion Square, Dublin against the decision made on the 20th day of July, 2023 by Dublin City Council to refuse permission.


Proposed Development: Retention permission for the change of use of Apartment numbers 20, 21 and 38 from residential to serviced apartments for short term hotel letting use, at Apartment numbers 20, 21 and 38, Drury Hall, 23-27 Stephen Street Lower, Dublin and Drury Court Hotel, 28-30 Stephen Street Lower, Dublin. The apartments are operated and managed by Drury Court Hotel. There are no works proposed as part of this application.

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 development would have a negative impact on the availability of housing stock in the city, would be contrary to Section 15.14.3 (short-term tourist rental accommodation) 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 development proposed for retention would, therefore, be contrary to the proper planning and sustainable development of the area.


Martina Hennessy

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

Dated this 13th day of August 2024.

