

An  
Bord  
Pleanála

Board Order  
ABP-320069-24

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 0165/24**

**WHEREAS** a question has arisen as to whether the revision of the internal floor plans of the house at 27 Hatch Place, Dublin is or is not development or is or is not exempted development,

**AND WHEREAS** Rosado Developments Limited care of Hughes Planning and Development Consultants of 85 Merrion Square, Dublin requested a declaration on this question from Dublin City Council and the Council issued a declaration on the 5<sup>th</sup> day of June, 2024 stating that the matter is development and is not exempted development,

**AND WHEREAS** Rosado Developments Limited care of Hughes Planning and Development Consultants of 85 Merrion Square, Dublin referred this declaration for review to An Bord Pleanála, on the 2<sup>nd</sup> day of July, 2024,

**AND WHEREAS** An Bord Pleanála, in considering this referral, had regard particularly to –

- (a) Sections 2(1), 3(1) and 4(1)(h) of the Planning and Development Act 2000, as amended,
- (b) the planning history relating to the site, and
- (c) the report and recommendation of the Planning Inspector.

**AND WHEREAS** An Bord Pleanála has concluded that having regard to the above provisions of the Act, that the revision of the internal floor plans of the house at 27 Hatch Place is development and is not exempted development, on the basis that the internal works to be carried out would facilitate a significant intensification of residential use on site which would be material in planning terms.

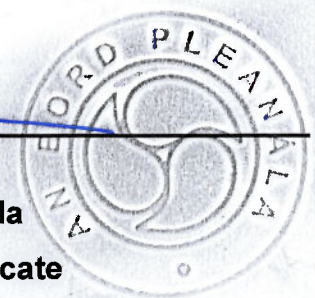
**NOW THEREFORE** An Bord Pleanála, in exercise of the powers conferred on it by section 5 (3)(a) of the 2000 Act, hereby decides that the revision of the internal floor plans of the house at 27 Hatch Place, Dublin is development and is not exempted development.



**Paul Caprani**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**



**Dated this 29<sup>th</sup> day of March 2025.**