



Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Authority Reference Number: 0050/24

WHEREAS a question has arisen as to whether the change of use at the Paramount Hotel from use as a 'hotel' to use as a 'hostel (non-tourist) where care or short-term homeless accommodation is provided' at The Paramount Hotel, numbers 7-8 and 9 and 10 Exchange Street Upper, and numbers 1, 27-28 and 29-30 Parliament Street, Dublin is or is not development or is or is not exempted development,

AND WHEREAS Old City Management Limited requested a declaration on this question from Dublin City Council and the Council issued a declaration on the 12th day of March, 2024 stating that no development, by reason of works or by reason of a material change of use, has taken place and that the continued use of the premises as hotel use is considered exempt from the requirement to seek planning permission,

AND WHEREAS Old City Management Limited referred the declaration to An Coimisiún Pleanála on the 2nd day of April, 2024,

P.C.

AND WHEREAS An Coimisiún Pleanála considered the information on file, including the submissions from the owner of the hotel premises in which it is stated that the hotel provides short-term accommodation for homeless persons and that no care element is being provided. The Commission also noted that no evidence of care being provided at the hotel was advanced or is contained on the referral file. The Commission decided to reframe the question, for reasons of clarity, and to reflect the information on file to read as follows:

Whether a change of use at the Paramount Hotel from use as a 'hotel' to a use for the provision of short-term homeless accommodation where care is not provided is or is not development or is or is not exempted development,

AND WHEREAS in considering the referral the Commission had regard to:

- (a) Section 2(1) of the Planning and Development Act 2000, as amended,
- (b) Section 3(1)(a) of the Planning and Development Act 2000, as amended,
- (c) the information on the referral file,
- (d) the planning history of the site,
- (e) the nature and use of the hotel premises,
- (f) the definition of 'care' as defined by Article 5 of the Planning and Development Regulations 2001, as amended, and
- (g) the report and recommendation of the Planning Inspector,

P.C.

AND WHEREAS An Coimisiún Pleanála has concluded that the use of the building, as a hotel use, and the change to use of the hotel for the provision of short-term homeless accommodation where care is not provided, are both hotel uses and, therefore, no material change of use, and, consequently, no development, within the meaning of Section 3(1)(a) of the Planning and Development Act 2000, as amended, occurs,

NOW THEREFORE An Coimisiún Pleanála, in exercise of the powers conferred on it by Section 5(3)(a) of the Planning and Development Act 2000, as amended, hereby decides that a change of use at the Paramount Hotel from use as a 'hotel' to a use for the provision of short-term homeless accommodation where care is not provided is not development. As the matter is not development, further consideration of exempted development under Section 4 of the Planning and Development Act 2000, as amended, is not applicable.



Patricia Calleary
Planning Commissioner of An Coimisiún Pleanála duly authorised to authenticate the seal of the Commission.

Dated this 18th day of February 2026.