



Planning and Development Acts 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB2598/25

Appeal by Bébinn Limited T/A Shortstays against the decision made on the 1st day of September, 2025 by Dublin City Council to refuse permission for the proposed development.

Proposed Development: The development sought to be retained consists of the change of use of an existing three-storey over basement building (formerly comprising ground floor retail with associated storage on the remaining floors) to short-term letting accommodation. The development sought to be retained includes six number en-suite bedrooms across the ground to second floors, with a shared kitchenette and common area at basement level, along with associated internal modifications throughout and external refurbishment works at ground floor level, all at Number 26 Benburb 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 development proposed to be retained would be contrary to Section 15.14.3 (Short Term Tourist Rental Accommodation) of the Dublin City Development Plan 2022-2028, which states that there is a general presumption against the provision of dedicated short term tourist rental accommodation in the city due to the impact on the availability of housing stock. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development at this location.



Declan Moore

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

Dated this 29th day of JANUARY 2026.