

An  
Coimisiún  
Pleanála

**Commission Order**  
**PL-500853-DS-26**

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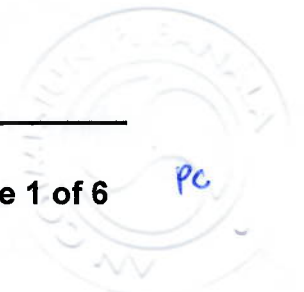
**Planning and Development Act 2000, as amended**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: WEB5774/25**

**Appeal** by McInerney and Farrell Limited against the decision made on the 27<sup>th</sup> day of January 2026 by Dublin City Council to refuse permission for the proposed development

**Proposed Development:** The development will consist of: (1) Change of use of existing office floor space, from first to fourth floor level, to provide a short-term tourist rental accommodation development comprising five number short-stay apartments with associated internal alterations to facilitate layout. (2) external conservation, repair and refurbishment works to the building, including the repair of all sash windows, reinstatement of decorative lime plasterwork, specialist cleaning and repointing of brickwork, the general refurbishment of pipework, the replacement of the roof gutter with a new lead system and the replacement of a non-original window with new heritage window on the rear elevation. (3) Internal refurbishment works from first to fourth floor level including the removal of non-original partitions, the repair of walls and ceilings, careful removal and reinstatement of original floorboards,



installation of new services and fire safety upgrades to ceilings and the stairwell.(4) All associated internal and external site works necessary to facilitate the development. The existing commercial unit at ground floor level is unaffected by the proposed development. The subject property is a Protected Structure, all at number 7, D'Olier Street, Dublin.

## **Decision**

**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.**

## **Reasons and Considerations**

Having regard to the vacant nature of the upper floors of the property, the nature and scale of the proposed development, the various policies of the Dublin City Development Plan 2022-2028 including Policy CEE20 and Policy QHSN8 which seek to reduce vacancy, particularly in the upper floors of buildings and the policies contained in the Architectural Heritage Protection Guidelines (2011) which seek, where possible, to keep historic buildings in active use, it is considered that the proposed development would constitute an appropriate use in this location, would not adversely impact on the character of the building or wider social, cultural or economic functions of the area and would be in accordance with Policy CEE28 (Visitor Accommodation).

Furthermore, the development would not result in the loss of residential stock within the city centre and would satisfy the requirements of section 15.14.3 of the development plan in relation to short-term letting. It is considered that subject to compliance with the conditions set out below, the proposal would be consistent with maintaining and enhancing the special architectural character

of the Protected Structure or the Architectural Conservation Area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. Prior to commencement of development the applicant shall enter into a legal agreement with the planning authority under Section 47 of the Planning and Development Act 2000, as amended, specifying that:
  - (a) The lands encompassed by the application site as outlined in red on the plans and particulars received by the planning authority shall be held in single ownership with the entire holding outlined in blue;
  - (b) the proposed holiday units shall be used for tourism purposes only and shall not be used as a permanent place of residence by any person; and

- (c) the owners/operators of the development shall maintain an up-to-date register of the names and addresses of all owners/occupiers of the holiday units and shall make this information available to the planning authority on request.

**Reason:** To regulate the use of the development.

- 3. The proposed short-term residential apartments shall be let as single apartments, and shall not be subdivided, without a separate grant of planning permission.

**Reason:** To limit the nature of the development to that sought, in the interest of clarity.

- 4. Prior to the commencement of development, the following details shall be submitted to, and agreed in writing with, the planning authority:
  - (a) A finalised Conservation Specification and Conservation Method Statement covering all works to be carried out and materials to be used in such works, prepared by an accredited Grade II Conservation Architect.
  - (b) Details for the monitoring of the development by a suitably qualified architect with conservation expertise and accreditation.
  - (c) Competent site supervision, project management and crafts personnel will be engaged, suitably qualified and experienced in conservation works.
  - (d) The Method Statement shall include, in particular details for reinstatement of previously removed decorative granite window architraves along the front elevation to restore the character of the structure, to accurate detail and supported by relevant information and samples if required.

In the event of agreement not being reached between the developer and the planning authority, the matter may be referred to An Coimisiún Pleanála for determination, and all works shall be carried out in accordance with any determination made resulting from such referral.

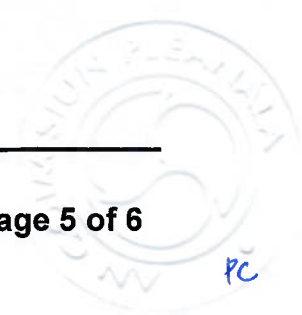
**Reason:** In the interest of the protection of architectural heritage in accordance with the provisions of the Architectural Heritage Protection Guidelines for Planning Authorities.

5. Prior to commencement of works, the developer shall submit to, and agree in writing with the planning authority, a Construction Management Plan, which shall be adhered to during construction. This plan shall provide details of intended construction practice for the development, including noise and dust management measures and off-site disposal of construction/demolition waste.

**Reason:** In the interest of public safety and to protect the amenities of property in the vicinity.

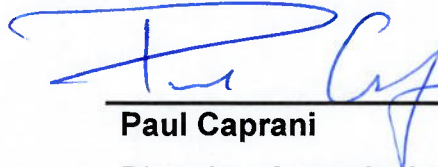
6. A plan containing details for the management of waste (and, in particular, recyclable materials) within the development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, the agreed waste facilities shall be maintained, and waste shall be managed in accordance with the agreed plan.

**Reason:** To provide for the appropriate management of waste and, in particular recyclable materials, in the interest of protecting the environment and the amenities of properties in the vicinity.



7. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

**Reason:** In order to safeguard the amenities of property in the vicinity.



**Paul Caprani**

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



Dated this 17<sup>th</sup> day of June 2026