



Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB5921/25

Appeal by Helix Hill Limited against the decision made on the 11th day of February, 2026 by Dublin City Council to refuse permission for the proposed development.

Proposed Development: Retention Permission, Change of Use: The development will consist of the retention and change of use of the existing five number one bedroom and Studio residential apartments to five number short-term lettings/tourist accommodation units at first, second and third floor levels only at 3 Eustace 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 and scale of the proposed development, the proposed retention of five number apartments for use as short-term letting/tourist accommodation is considered to be contrary to the provisions of Section 15.14.3 (Short Term Tourist Rental Accommodation). The development proposed for retention is likely to detrimentally impact the variety of housing typologies and tenures available in the area contrary to Policies QHSN3 (Housing Strategy and Housing Need and Demand Assessment) and QHSN38 (Housing and Apartment Mix) of the Dublin City Development Plan 2022-2028. The proposed use would also be contrary to Policies QHSN6 – Urban Consolidation, QHSN7- Upper Floors, CCUV18 - Residential Development and Section 15.13.6- Living Over the Shop of the development plan that seeks to reverse the loss of residential use on the upper floors of commercial premises to revitalise the social and physical fabric of the city. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.



Marie O'Connor

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

Dated this *18th* day of *June* 2026