



An
Coimisiún
Pleanála

Commission Order
PL-500989-DN-26

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB5965/25

Appeal by JMA Ventures Limited against the decision made on the 16^h day of February 2026 by Dublin City Council to refuse permission for the proposed development.

Proposed Development: Alteration to development previously approved under Planning Register Reference Number 2926/20, An Coimisiún Pleanála Register Reference Number, ABP-308189-20 comprising the omission of Condition 2 as attached to Planning Register Reference Number 2926/20, An Coimisiún Pleanála Register Reference Number ABP-308189-20 at 97 North Circular Road, Dublin. (A Protected Structure).

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

The proposed development has not demonstrated compliance with policy QHSN29 (Temporary Accommodation Located in the City Centre) of the Dublin City Council Development Plan 2022-2028 which seeks to monitor the provision of temporary accommodation and support services. Further, the proposed omission of Condition 2 would give rise to a change of use from long-term to short-term residential use, which is not considered to be compatible with the special architectural character, historic fabric and special interests of the Protected Structure. Therefore, the proposed development would contravene Policy BHA 2 (Development of Protected Structures) (b),(d),(f) and (g) of the Dublin City Council Development Plan 2022-2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.



Patricia Calleary

**Planning Commissioner of An Coimisiún
Pleanála**

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



Dated this *9th* day of *June* 2026.