



An
Coimisiún
Pleanála

**Commission Order
PL-501364-DS**

Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1459/26

Appeal by 3 Grand Parade Hosts Limited against the decision made on the 20th day of April, 2026 by Dublin City Council to refuse permission for the proposed development.

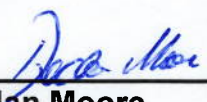
Proposed Development: 164-square-metre three-storey building with set-back over lower ground floor, to be used as a guest house, entered from Warners Lane, comprising of breakfast room, guest amenities, reception, staff toilet and accessible bedroom at lower ground floor, guest business facilities (meeting room and phone booth) and two number guest en-suite bedrooms at ground floor level, three number guest en-suite bedrooms at first floor (a total of six number guest en-suite bedrooms are proposed), associated amenity spaces, staff and resident storage, bike parking, bin store and plant room, associated signage at entrances as detailed in submitted drawings, and all associated site, boundary and landscape works, all at 3 Grand Parade/37 Warners Lane, Ranelagh, Dublin.

Decision

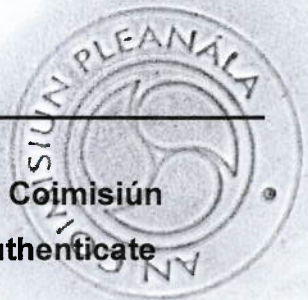
REFUSE permission for the above proposed development for the reasons and considerations set out below.

Reasons and Considerations

It is considered that the proposed development for a three-storey guesthouse on a restricted site would constitute overdevelopment given the size, scale and design of the building, creating an insensitive imbalance within the existing streetscape, and would fail to relate to or integrate with the existing character of the area. The proposed development would appear visually incongruous, would have a negative visual impact on the character of the mews lane, and would seriously detract from the architectural character and setting of the surrounding protected structures and their curtilage, and the wider Z2 Conservation Area. The proposed development would set an undesirable precedent for future developments of this type, would seriously injure the amenity of property in the vicinity, would be contrary to Policy BHA9 and Policy BHA14 of the Dublin City Development Plan 2022-2028, and would, therefore, be contrary to the proper planning and sustainable development of the area.


Declan Moore

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



Dated this 1st day of SEPTEMBER 2026.