

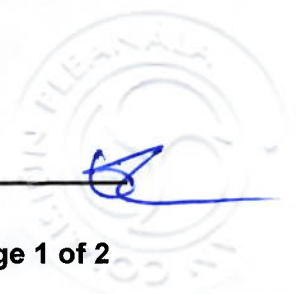
Planning and Development Acts 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB2028/26

Appeal by Paola Janet Lopez and Paul Flavio Graf against the decision made on the 22nd day of June, 2026 by Dublin City Council to refuse permission for the proposed development.

Proposed Development: Planning permission for Change of Use: Permission to allow short-term and long-term letting of an existing residential unit. The application relates to an existing ground floor residential unit within the Inns Court building with independent access directly from Winetavern Street and does not rely on internal communal areas of the building. The residential use of the unit was previously regularised under retention permission granted by Dublin City Council in 2016 (Register Reference Number 2815/16) for the change of use from office to residential. The proposed development relates solely to the operational use of the existing residential unit. No physical works, structural changes, or alterations to the building's height, footprint or façade are proposed. The internal layout and floor area remain unchanged, all at 1 Inns Court, Winetavern Street, Dublin.

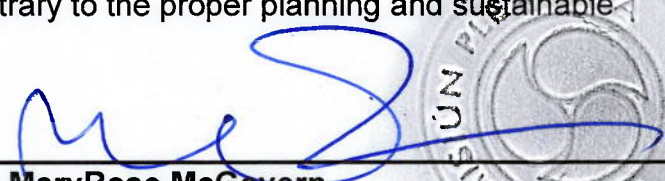
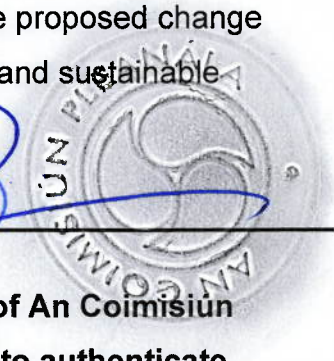


Decision

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

Reasons and Considerations

Having regard to the central location within Dublin city and the authorised use as a residential unit (granted retention of permission under Planning Register Reference Number 2815/16), forming part of the existing housing stock, the proposed change of use to short-term letting would remove a residential unit from long-term occupancy and therefore would be inconsistent with Appendix 1 (Housing Strategy) of the Dublin City Development Plan 2022-2028 and Policy QHSN38 (Housing and Apartment Mix), which seeks to ensure appropriate and affordable housing within the city centre which is essential to meet the needs of the growing population of the city while providing for the development of sustainable, inclusive and vibrant communities by ensuring a wide variety of housing typologies, size and tenures is available to city residents. Furthermore, it is considered that the proposed change of use would be inconsistent with Section 15.14.3 (Short-Term Tourist Rental Accommodation), which contains an explicit and general presumption against short-term letting unless a robust justification can be supported on a case by case basis, which in the opinion of the Commission has not been demonstrated by the first party in this instance, as such, the proposed change of use would, therefore, be contrary to the proper planning and sustainable development of the area.



MaryRose McGovern

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate
the seal of the Commission.

Dated this 23rd day of October 2026