

File With _____

CORRESPONDENCE FORM

Appeal No: PL 304771-19

M _____

Please treat correspondence received on 15 / 8 / 19 as follows:

1. Update database with new agent for Applicant/Appellant _____ 2. Acknowledge with BP <u>23</u> 3. Keep copy of Board's Letter <input type="checkbox"/>	1. RETURN TO SENDER with BP _____ 2. Keep Envelope: <input type="checkbox"/> 3. Keep Copy of Board's letter <input type="checkbox"/>
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Amendments/Comments
<u>2nd Party response</u>

4. Attach to file (a) R/S <input type="checkbox"/> (d) Screening <input type="checkbox"/> (b) GIS Processing <input type="checkbox"/> (e) Inspectorate <input type="checkbox"/> (c) Processing <input type="checkbox"/>	<p style="text-align: center;">RETURN TO EO <input checked="" type="checkbox"/></p> <p style="text-align: center;"><u>Stephen D.</u> for S131 cons.</p>
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EO: <u>Ruse O</u>	Plans Date Stamped <input type="checkbox"/>
Date: <u>21/8/19</u>	Date Stamped Filled in <input type="checkbox"/>
	AA: <u>A. Reddy</u>
	Date: _____

S. 37
File With Brid Maxwell
21/9/2019
@ 17.50

SECTION 131 FORM

Appeal NO: RA 304771-19

Defer Re O/H

TO: SEO

Having considered the contents of the submission dated/ received 15/8/19
from

referrer (3rd party) I recommend that section 131 of the Planning and Development Act, 2000
~~is~~ not be invoked at this stage for the following reason(s): No new issues raised.

E.O.: Steigh

Date: 30/8/19

To EO: _____

Section 131 not to be invoked at this stage.

Section 131 to be invoked – allow 2/4 weeks for reply.

S.E.O.: _____

Date: _____

S.A.O.: _____

Date: _____

M _____

Please prepare BP _____ - Section 131 notice enclosing a copy of the attached submission

to: _____

Allow 2/3/4 weeks – BP _____

EO: _____

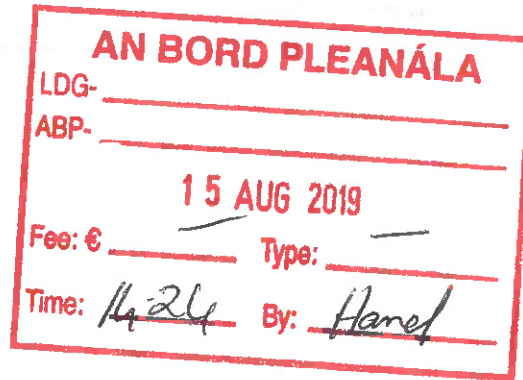
Date: _____

AA: _____

Date: _____

The Secretary
An Bord Pleanála
64 Marlborough Street
Dublin 1

15 August, 2019



PLANNING APPEAL – response to ABP letter 29.7.2019
Ref. ABP-304771-19

P.A.	Dublin City Council, Reg Ref 0203/19 Request for Declaration under Section 5 of the Planning Acts 2000-2006
Proposal submitted	Development comprising [7] residential units at Grattan Court East, Dublin 2 Use of residential properties for HOLIDAY RENTALS {in contravention of original Planning Permission Reg Ref. 2806/16 [3736/13]}
Proposal adjudicated	Section 5 EXPP: That the use of the properties for commercial purposes, in contravention of the planning permission, in an area zoned as "Residential", is a material change of use, and is therefore not exempted development.
At;	No. 13 to No. 18 inclusive Grattan Court East, Dublin 2
Appellant;	Alvaro Lopez-Laguna and Sandra Schmidt Lopez-Laguna 12 Grattan Court, Dublin 2
Decision date;	31 March 2019 Notification issued 4 June 2019
Decision;	Grant Exemption for overnight guest accommodation use in No's 14, 15, 16, 17, 18 Refuse Exemption for short stay accommodation lettings in No. 13

Dear Sir / Madam,

On behalf of my clients I wish to comment in response to An Bord's letter, with enclosures, 29.7.2019 in this matter.

An Bord's letter makes clear that I have to confine comments to the contents to this communication.

Dublin City Council in theirs 12.7.2019, Para 6, concludes it is no longer the view of the Planning Authority that the use of numbers 14, 15, 16, 17 and 18 Grattan Court East Dublin 2 as overnight guest accommodation would be exempted development.

We agree with this conclusion and feel that it accords with local authority guidance in the current Development Plan, planning practice and precedent and national planning / housing policies and would seriously injure the residential amenities of the area and property in the vicinity.

Yours faithfully,



James A Delahunty

