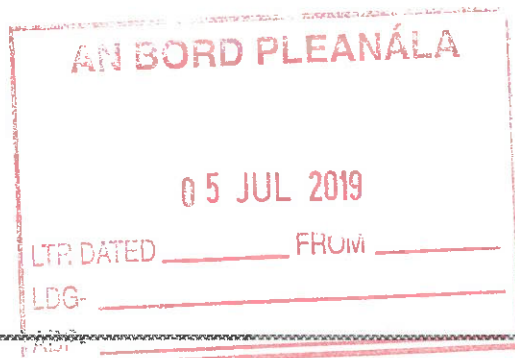




**Dublin City Council**  
Comhairle Cathrach Bhaile Átha Cliath



**PLANNING AND PROPERTY DEVELOPMENT DEPARTMENT**  
**PLANNING ENFORCEMENT OFFICER'S REPORT**

**ENF. REF. E0927/18.**

**Address:** 14 Grattan Court East,  
Mount Street Lower, Dublin 2.  
**Premises:** House.  
**Owner:** Paul Mizow.  
**Planning Ref:** 3736/13.  
**Area:** South East.  
**Protected Structure No.**  
**Date of Inspection:** 22.02.2019.  
**Date of Report:** 22.02.2019.



**To: John Downey Acting Enforcement Manager. Date complaint received: 28.09.2018.**

**Complaint:**

It is alleged that a house is in use as a short-stay letting.

**Update:**

Warning Letters issued and response received.

**Inspection (1):**

My inspection, which was facilitated by the owner Paul Mizow revealed the following Nos. 13, 14, 15, 16, 17 and 18 Grattan Court East are a development of 5 no 4 bedroom houses (14-18) and 2 no duplex apartments (No 13). Nos. 14, 15, 16, 17 and 18, the houses, are available for letting including short-term letting. No 13, the apartments, are in permanent occupation and are not available for rent.

**Recommendation:**

As the making available of 4 bedrooms or fewer in a house for overnight guest accommodation is exempted development I recommend no further action in this matter.

Please advise the complainant as follows-

*'An inspection by the area inspector revealed Nos 14, 15, 16, 17 and 18 Grattan Court East are houses. The making available within a house of 4 bedrooms or fewer for overnight guest accommodation is exempted development. No 13 Grattan Court East comprises 2 no duplex apartments which are permanently occupied and not available for overnight guest accommodation. As there has been no breach of the Planning and Development Act 2000 it is intended to close this file with no further action.'*

Please close file.

**Paddy Keogh**

Planning Enforcement Officer.  
Encl.  
Enforcement File.



AN BORD PLEANALA  
LTR DATED 05 JUL 2019  
LDG- \_\_\_\_\_  
ABP- \_\_\_\_\_ From \_\_\_\_\_

