



An  
Bord  
Pleanála

**Memorandum**  
**ABP-322400-25**  
**Reg ref: 0447/24**

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**To:** Sorcha Skelly, SEO *B. Skelly 23/5/24*  
**From:** Laura Grady Lawlor, EO  
**Re:** Whether the use of Park House, Ashdale Road, Dublin 6W, D6WR270 as a residential dwelling, constitutes exempt development or does not constitute exempt development.  
Whether the use of a residential building, where care is not provided, to house homeless persons, constitutes exempt development or does not constitute exempt development.  
**Park House, Ashdale Road, Dublin 6W**  
**Date:** 22<sup>nd</sup> May 2025

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This is a referral lodged under section 5 of the Planning and Development Act, 2000 (as amended) by Hughes Planning and Development Consultants, on behalf of the Applicant, Coolebridge Ltd.

A question has arisen as to whether the use of Park House, Ashdale Road, Dublin 6W, D6WR270 as a residential dwelling, constitutes exempt development or does not constitute exempt development and whether the use of a residential building, where care is not provided, to house homeless persons, constitutes exempt development or does not constitute exempt development.

Following an application under Section 5 of the Planning and Development Act 200 (as amended) to Dublin City Council, from the applicant, the Planning Authority made a declaration on 2<sup>nd</sup> April 2025, stating that the works the subject of the referral, are both classified as development which is not exempted development.

Following the declaration by the Planning Authority, the applicant lodged a Section 5 referral on 29<sup>th</sup> April 2025 with An Bord Pleanála for determination by the Board.

A copy of the referral was issued to Dublin City Council on 1<sup>st</sup> May 2025 with the last date for a response being 28<sup>th</sup> May 2025. The Board have not received a response at the time of writing this memo.

The last date for observations is 26<sup>th</sup> May 2025. The Board have not received any observations at the time of writing this memo.

File submitted for comments.