

DEPUTY PLANNING OFFICER

APPLICATION NO. PROPOSAL	WEB2028/26 We, Paul Flavio Graf and Paola Janet Lopez, intend to apply for PLANNING PERMISSION for development at this site: 1 Inns Court, Winetavern Street, D08W3P3. CHANGE OF USE: The development will consist of: Permission to allow short-term and long-term letting of an existing residential unit at 1 Inns Court, Winetavern Street, D08W3P3. 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 (Ref. 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.
LOCATION	1, Inns Court, Winetavern Street, Dublin 8, D08 W3P3
APPLICANT	Paola Janet Lopez & Paul Flavio Graf
DATE LODGED	29-Apr-2026
ZONING	
APPLICATION TYPE	Permission

18/06/2026

Site Notice Inspection

The site notice was inspected the 14th of May 2026 and was in place and legible.

Description of Site and Surroundings

The subject site is located along the western side of Winetavern Street, Dublin 8. The existing building comprises of a 3-storey building served by an entrance fronting onto Winetavern Street. The site is situated on a steep slope descending down towards the River Liffey. The subject site is surrounded by a mix of uses including commercial and residential. To the rear of the site is St. Michaels Close which comprise of two storey terraced dwellings and to the front of the subject Site Dublin City Councils Civic Offices are located.

Proposed Development

The proposed development comprises the following:

- 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 (Ref. 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.

Zoning

In the 2022 – 2028 Dublin City Development Plan the site is zoned Z5 (City Centre) with a land use zoning '*To consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity.*'

Short-term letting is neither a permissible use or open for consideration use.

The site is located in the medieval core of the city, in the historic city (as registered on the Register of Monuments and Places), and is in a red hatched conservation area.

Pre-Planning Consultation

None indicated on application form.

Relevant and Recent Planning History

There is a planning history for the subject site which is detailed as below.

2815/16

Permission granted by DCC for retention of change of use from office to residential use.

Wider planning history for complex of relevance

WEB2125/24: Permission granted by DCC for change of use of an existing 2 storey office unit (floor area 59 m²) to residential (1 No. 1 bed apartment for use as short term or long term letting) and all associated external works at No. 17 Inn Court, Winetavern Street.

4210/23: Permission refused by DCC and overturned and granted by ABP (Ref: 31816123) at no.4, Inns Court, Winetavern Street, Dublin 8 for the change of use of the property from an office to short term accommodation use through the provision of 4 no. apartments with internal and external changes

4287/23: Planning Permission refused by DCC for a temporary 5-year change of use of the existing property from office to short-stay residential use through the provision of 4 no. short-stay apartment units with internal and external changes

4854/23: Permission granted by DCC for change of use from office to guesthouse accommodation use comprising of total of 8 no. rooms at 4 Inns Court, Winetavern Street.

Relevant Enforcement History

None for subject site.

Consultations

Internal Consultees:

- Drainage Division: Recommends grant subject to conditions.
- Environmental Health Officer: Recommends grant subject to conditions.

Prescribed Bodies

- TII: Recommendation for Section 49 Luas Levy to be applied if applicable to the development in the event of a grant of permission.

Submissions/Observations /Representations

No third-party submissions were received on file.

Relevant Policies, Objectives and Standards Dublin City Development Plan 2022 – 2028

Dublin City Council's policy regarding such developments is set down in the Dublin City Development Plan 2022-2028. The following sections of the Development Plan, amongst others apply:

Chapter 5 Quality Housing and Sustainable Neighbourhoods

Policy QHSN3 Housing Strategy and HNDA

Policy QHSN7 Upper Floors

Policy QHSN38 Housing and Apartment Mix

Chapter 6 City Economy and Enterprise

Policy CEE1 Dublin's Role as the National Economic Engine

Policy CEE26 Tourism in Dublin

Policy CEE28 Visitor Accommodation

Chapter 14 Land-Use Zoning

14.7.5 City Centre – Zone Z5

Chapter 15 Development Standards

Section 15.8.1 Quality/Making Sustainable Neighbourhoods.

Section 15.14.3 Short Term Tourist Rental Accommodation

Appendix 1 - Housing Strategy

Relevant Government Guidelines

Sustainable Urban Housing: Design Standards for New Apartments, Department of Housing, Local Government and Heritage, (2025)

Planning Assessment

The applicant is seeking permission for the change of use of 1 Inn Court to long-term and short-term tourist rental accommodation. It is noted that there is an existing residential use at the premises (which the long-term letting use would fall within). Therefore, it is considered that in this instance, it is a short-term letting use being applied for.

Having reviewed the documentation submitted, and inspected the site, and having regard to the relevant local/regional and national policies and guidance, it is considered that the main issues for assessment relate to the principle of change of use to allow for short-term letting.

The applicant is seeking for permission for the change of use of the existing residential use to provide for long-term and short-term letting. The subject site is zoned Z5 (City Centre) of which short-term rental accommodation is neither a permissible or open for consideration use, nor is it contained within the zoning matrix of the Dublin City Development Plan 2022 – 2028. However as per Section 14.3 of the Development Plan – non-listed uses under such zonings as Z5 can be considered on its merits, the policies and objectives outlined in the plan, and where the proposed development does not adversely affect the amenities of premises in the vicinity and does not prejudice the proper planning and sustainable development of the area.

The relevant section of the Development Plan that is applicable to the proposed development is **Section 15.14.3 Short Term Tourist Rental Accommodation**. The section quotes the following 'There is a general presumption against the provision of dedicated short term tourist rental accommodation in the city due to the impact on the availability of housing stock. Applications for Short Term Tourist Rental Accommodation will be considered on a case-by-case basis in certain locations that may not be suitable for standard residential development such as tight urban sites where normal standards or residential amenity may be difficult to achieve. Applications may also be considered in locations adjacent to high concentration of night / time noisy activity where standard residential development would be unsuitable.' As stated, there is a general presumption against short-term tourist rental accommodation unless a robust justification is put forth. The applicant has cited multiple precedence examples of favourable outcomes for short-term rentals

within the wider complex; however, this is subject to a case-by-case basis as per Section 15.14.3 of the Dublin City Development Plan 2022 – 2028. The subject site will be solely assessed.

Appendix 1 of the Dublin City Development Plan 2022 – 2028 sets out the Housing Strategy which is supported by a Housing Need Demand Assessment (HNDA). The Housing Strategy acknowledges the requirement for residential within the city centre, supported by a range of residential typologies which Policy QHSN38 supports and recognises. The proposed development would not contribute positively to the potential housing stock of the city centre restricting the use to a short-term rental. This would not be supported by the Planning Authority. The existing long-term letting use is however supported by the Planning Authority and this has been established under Register Reference 2815/16 in which retention was granted for a change of use from office to residential. The Planning Authority acknowledge the applicant citing multiple change of uses within the complex from office to short-term lets/guesthouse uses. However, residential is now an established use on the subject site and the subject site forms as part of the existing housing stock within the city centre. The provision of short-term letting would result in the loss of existing housing stock and would therefore be contrary to Section 15.14.3 and Appendix 1 of the Dublin City Development Plan 2022 – 2028.

Conclusion

The proposal in its current form would detract from the potential housing stock availability within the city centre and would therefore be contrary to Appendix 1 Housing Strategy and Policy QHSN38 of the Dublin City Development Plan 2022 – 2028. It is therefore recommended that permission is refused for the proposed development in light of the provisions of Section 15.14.3 in which it is considered that the applicant has not satisfactorily demonstrated that the proposed development would not lead to an overconcentration of tourism accommodation within the selected location, and residential is established at this selected location. The proposed development would set an undesirable precedent and would have an impact on the availability of housing stock to encourage and provide for over the shop living within the city centre.

Screening for Appropriate Assessment

Having regard to the nature and scale of the proposed development, and the distance to the nearest European site, it is considered that significant effects are not likely to arise, either alone or in combination with other plans and projects that will result in significant effects to any Natura 2000 area. A full Appropriate Assessment of this project is therefore not required.

Environmental Impact Assessment

Having regard to the nature and scale of the proposed development and the distance of the site from nearby sensitive receptors, there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

Conclusion

Having regard to the zoning of the site, the provisions of the 2022-2028 City Development Plan, it is considered that the proposed development would contravene Section 15.14.1 of the Dublin City Development Plan 2022 – 2028 in which there is a general presumption against short-term letting tourist accommodation unless a robust justification is put forth that residential cannot be achieved. The provision of short-term letting at this selected location would have an impact on the availability of housing stock within an existing residential use established and is therefore not supported by the Planning Authority.

The proposed development would therefore materially contravene the policies and objectives of the Dublin City Development Plan 2022-2028, would not accord with the proper planning and sustainable development of the area, and it is therefore recommended that planning permission be refused.

Recommendation

It is recommended that permission be REFUSED for the following reason:

The proposed development would be contrary to the provisions of the City Development Plan 2022-2028 where the core principles of the Dublin Housing Strategy and Policy QHSN38 are to encourage the establishment of sustainable residential communities by ensuring a wide variety of housing typologies and tenures is provided throughout the city in accordance with the Housing Need Demand Assessment (HNDA). Furthermore, Section 15.14.3 Short Term Tourist Rental Accommodation of the Dublin City Development Plan 2022-2028 states that there is a general presumption against the provision of dedicated short term tourist rental accommodation in the city due to the impact on the availability of housing stock. It is considered that the applicant has not provided a sufficient justification for the provision of the unit for short term lettings at this location. The proposal would therefore be contrary to the provisions of Section 15.14.3 of the Development Plan, would create an undesirable precedent for similar type development and would be contrary to the proper planning and sustainable development of the area.