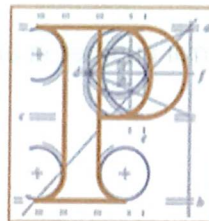


Our Case Number: ACP-324666-26

Planning Authority Reference Number: 0325/26



An
Coimisiún
Pleanála

Dublin City Council South
Planning & Property Development Department
Civic Offices
Wood Quay
Dublin 8
D08 RF3F

PLANNING DEPARTMENT

28 SEP 2026

RECEIVED

Date: 23 September 2026

Re: PROTECTED STRUCTURE: Whether the continued use of two flats for short term lets use on the Airbnb platform is or is not development or is or is not exempted development.
Flat A and Flat B, 25 South William Street, Dublin 2

Dear Sir / Madam,

Enclosed is a copy of a referral under the Planning and Development Act, 2000, (as amended).

In order to comply with section 128 of the Planning and Development Act, 2000, (as amended), please forward, within a period of 2 weeks beginning on the day on which a copy of the referral is sent to you, copies of any information in your possession which is relevant to the referral, including

- (i) details of previous decisions affecting the site;
- (ii) any correspondence that has taken place between the person(s) issued with a declaration under subsection (2)(a) of section 5 of the 2000 Act, (as amended), and the planning authority.
- (iii) the name and address of the owner of the land in question and the name of the occupier of the said land, if different;
- (iv) where no declaration was issued by you, indicate the date that the referral was due to be issued in accordance with subsection (2) of section 5 of the 2000 Act, (as amended)

In accordance with section 129 of the 2000 Act, (as amended), you may make submissions or observations in writing to the Commission in relation to the referral within a period of 4 weeks beginning on the date of this letter.

Any submissions or observations received by the Commission outside of that period shall not be considered and where none have been validly received, the Commission may determine the referral without further notice to you.

Please note when making a response/submission only to the referral it may be emailed to appeals@pleanala.ie and there is no fee required.

Teil
Glao Áitiúil
Láithreán Gréasáin
Ríomhphost

Tel
LoCall
Website
Email

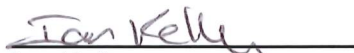
(01) 858 8100
1800 275 175
www.pleanala.ie
communications@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

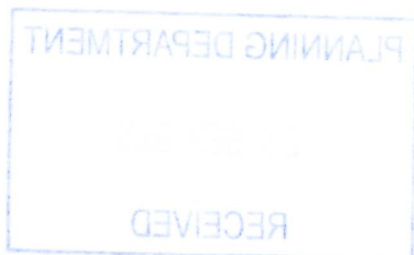
Please quote the above referral number in any further correspondence.

Yours faithfully,



Ian Kelly
Administrative Assistant
Direct Line: 01-8737216

BPRL07



Teil
Glao Áitiúil
Láithreán Gréasáin
Ríomhphost

Tel
LoCall
Website
Email

(01) 858 8100
1800 275 175
www.pleanala.ie
communications@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

An Coimisiún Pleanála
64 Marlborough Street
Dublin 1
D01 V902

Date: 17th September 2026.

Ref: Planning ref 0325/26

Dear Sir/Madam

I refer to the above planning decision.

I enclose the following.

1. Planning Appeal Form
2. Part 5 Application dated 4th August 2026.
3. Decision of Dublin City Council dated 27th August 2026.
4. Chq in the amount of €220.

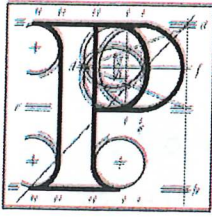
I look forward to receipt of this appeal.

Yours faithfully


Pat Carrigan
Director
Grattan Street Properties Ltd

Grattan Street Properties Ltd
Unit 1, Block C
Citygate
Sligo
F91 DC04

AN COIMISIÚN PLEANÁLA	
LDG-	<u>090429-26</u>
ACP-	_____
18 SEP 2026	
Fee: €	<u>220</u> Type: <u>Chq</u>
Time:	<u>9:15</u> By: <u>Post</u>



An
Coimisiún
Pleanála

Planning Appeal Form

Your details

1. Appellant's details (person making the appeal)

Your full details:

(a) Name

Grattan St Properties Ltd

(b) Address

Unit, Block C, City Gate, Sligo, F1 DC04

Agent's details

2. Agent's details (if applicable)

If an agent is acting for you, please **also** provide their details below. If you are not using an agent, please write "Not applicable" below.

(a) Agent's name

N/A

(b) Agent's address

N/A

Postal address for letters

3. During the appeal we will post information and items to you **or** to your agent. For this appeal, who should we write to? (Please tick ✓ one box only.)

You (the appellant) at the address in Part 1

☒

The agent at the address in Part 2

☐

Details about the proposed development

4. Please provide details about the planning authority decision you wish to appeal. If you want, you can include a copy of the planning authority's decision as the appeal details.

(a) Planning authority

(for example: Ballytown City Council)

Dublin City Council

(b) Planning authority register reference number

(for example: 18/0123)

0325/26

(c) Location of proposed development

(for example: 1 Main Street, Baile Fearainn, Co Ballytown)

Flat a and Flat b 25 South William Street Dublin 2

Appeal details

5. Please describe the grounds of your appeal (planning reasons and arguments). You can type or write them in the space below or you can attach them separately.

On the 4/8/2026 we applied for a Part V exemption to be allowed to continue to use Flat 1 and Flat 2 (sometimes referred to as Flat a and Flat B) at 25 South William St Dublin 2 for short term lets in line with the long-established use of same. As per the attached copy of our application, we outlined the reasons we felt that we were entitled to this exemption. We received no contact from Dublin Co Co other than an acknowledgement of our application. They raised no queries of any kind and despite this they declined our application. It appears that it is the policy of Dublin City Council to refuse all applications without any investigation whatsoever, which seems unfair at the very least. Furthermore, there was absolutely no reason given for the refusal. Under the circumstances, we feel that we have not been afforded due process by Dublin Co Co Planning Department and therefore their refusal is not valid.

Supporting material

6. The Planning and Development Act 2000 (As Amended), Section 127 states *"An appeal or referral shall be accompanied by such documents, particulars or other information relating to the appeal or referral as the appellant or person making the referral considers necessary or appropriate"*

Please note: An Coimisiún Pleanála will receive a complete copy of documents, drawings and maps that were submitted to the local planning authority as part of the planning application stage and are displayed on the planning authority's website. Therefore, we advise you **not to upload** any of these documents as part of the supporting material with your appeal. When uploading supporting material, please **only include new documents**. This does not apply to third party appeals where you **must** include a copy of the planning authority's acknowledgement letter.

Acknowledgement from planning authority (third party appeals)

7. If you are making a third party appeal, you **must** include the acknowledgment document that the planning authority gave to you to confirm you made a submission to it.

Fee

8. You **must** make sure that the correct **fee** is included with your appeal.
You can find out the correct fee to include in our **Fees and Charges Guide** on our website.

Oral hearing request

9. If you wish to [request the Commission to hold an oral hearing](#) on your appeal, please tick the “yes, I wish to request an oral hearing” box below.

Please note you will have to pay an **additional non-refundable fee** of €50. You can find information on how to make this request on [our website](#) or by contacting us.

If you do not wish to request an oral hearing, please tick the “No, I do not wish to request an oral hearing” box.

Yes, I wish to request an oral hearing

☐

No, I do not wish to request an oral hearing

☒

DECLARATION ON DEVELOPMENT & EXEMPTED DEVELOPMENT



SECTION 5 APPLICATION FORM

PART 1 – SECTION 5 APPLICATION FORM

NAME OF APPLICANT: Grattan Street Properties Ltd _____

NAME OF AGENT: n / a _____

LOCATION OF SUBJECT SITE: (Please include Eircode)

Flat (a) and Flat (b) 25 South William St Dublin 2. Eircode's D02XY16 & Do2AK28 respectively

Is this a Protected Structure or within the curtilage of a Protected Structure? yes ☐

If yes, has a Declaration under Section 57 of the Planning & Development Act 2000 been requested or issued for the property by the Planning Authority? ☐ no

Please provide details of works (where applicable) or proposed development.
(Note: only works listed and described under this section will be assessed under this section 5 application. Use additional sheets if required.)

This declaration is being made to in connection with the continued use of these two flats for short term lets use.

Both of these flats have been utilized for short term lets on the Airbnb platform for over seven years. These flats are unsuitable for normal residential purposes due to the nightlife on South William Street itself and on Drury Street which these two flats back onto.

Indeed on almost all nights of the week crowds can be seen and heard socializing into the early morning hours both on the streets and in the numerous late night venues on both South William St and Drury Street which make normal residential lettings impossible. In recent years, socializing on the streets during dry weather spells makes even walking on South William St difficult.

List of plans, drawings etc. submitted with this application

n/a

Please state Applicant's interest in this site:

Owner _____

If applicant is not owner of site, please provide name & address of owner on part 2 of the application form.

Are you aware of any enforcement proceedings connected to this site?
If so please supply details:

no _____

Were there previous planning application/s on this site?
If so please supply details:

☐ no

Signed _____



Date _____

4/5/2021

NOTES

Application shall be accompanied by 2 copies of an OS Map (Scale 1:1000) with site clearly outlined in red and a fee of €80.00. Please submit 2 copies of any additional plans/reports etc. you may wish to include as part of the application.

Application shall be forwarded to: Dublin City Council, Planning Registry
Section, Block 4, Floor 0, Civic Offices, Wood Quay, Dublin 8.
Contact Details: Phone: 01 222 2149 Fax: 01 222 2675

PART 2 – SECTION 5 APPLICATION FORM

ADDRESS OF APPLICANT: Unit 1, Block C,
Citygate Connolly St Sligo

EMAIL ADDRESS: pat@hwg.ie

TELEPHONE NO. Day: _____ Mobile: [REDACTED]

ADDRESS OF AGENT: N/A.

EMAIL ADDRESS: _____

TELEPHONE NO. Day: _____ Mobile: _____

ADDRESS FOR CORRESPONDENCE:

Please tick the box to indicate if correspondence is to go to the applicant or agent:

Applicant ☒ Agent ☐

Legal Interest

If applicant is not owner of site, please provide name & address of owner:

Director + Shareholder of Gratten Street
Properties Ltd which is the R/O.

Section 5 Declaration for Protected Structures

Required Documents

1. *Application form* (The application form should be used to provide a numbered list of all the proposed works. Two copies of all supporting information should be submitted).
2. *Application fee* (€80) *cc*
3. 2 copies of the OS map (location clearly outlined in red) accessible at <https://store.osi.ie/professional-products/land-and-property.html>. *cc*
4. A photographic record of the historic fabric to be affected/impacted upon by the proposed works and a general photo of the building. (notes can be added to these photos to explain the proposed works) *N/A*
5. An outline explaining justification for and assessment of the impact of the proposed works on the protected structure. *N/A*
6. A method statement outlining the proposed works to include a specification of the materials to be used. *N/A*
7. Elevation, plan and detail drawings where appropriate. *N/A*

The Department of Housing, Local Government and Heritage Advice Series documents are recommended reading before submitting a Section 5 application for proposed works to a protected structure. These publications contain the best practice advice for conservation work and knowledge of best conservation practice, which must be clearly demonstrated in all applications. (See links to guidance documentation below)

<https://www.buildingsofireland.ie/resources/>

[A Guide to the Repair of Historic Brickwork:](#)

[The Repair of Wrought and Cast Iron Work:](#)

[Maintenance, A Guide to the Repair of Older Buildings:](#)

[A Guide the Repair of Historic Windows:](#)

[Roofs - A Guide to the Repair of Historic Roofs.pdf](#)

[Ruins - The Conservation and Repair of Masonry Ruins.pdf](#)

[Energy Efficiency in Traditional Buildings.pdf](#)

[Access - Improving the Accessibility of Historic Buildings & Places.pdf](#)

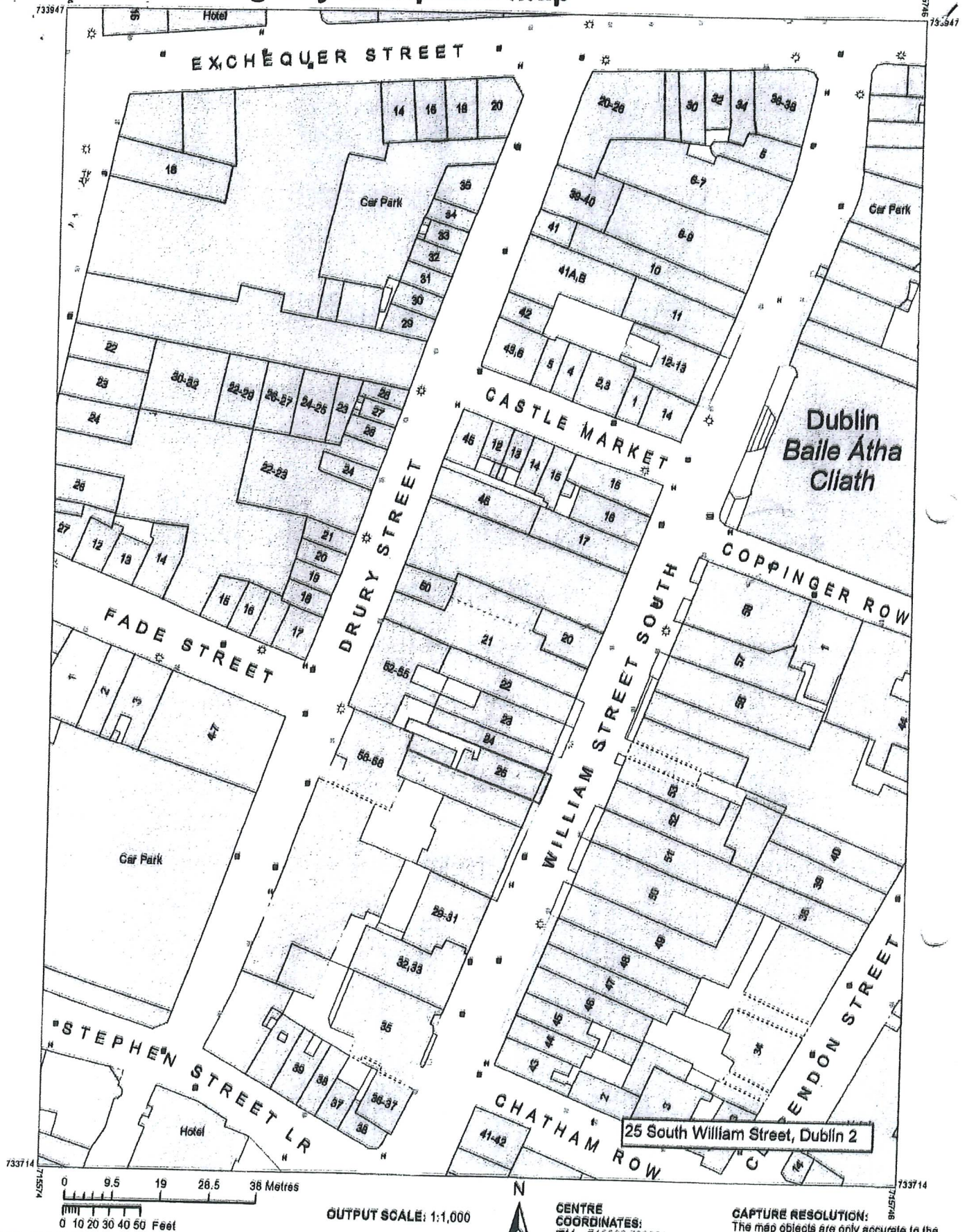
[Places of Worship - The Conservation of Places of Worship 2011.pdf](#)

[Disaster: A Guide to Prevention and Preparedness in the Historic Built Environment](#)

[Paving: the Conservation of Historic Ground Surfaces](#)

[The Architectural Heritage Protection Guidelines for Planning Authorities \(2011\)](#)

Land Registry Compliant Map



COMPILED AND PUBLISHED BY:

National Mapping Division of
 Tailte Éireann,
 Phoenix Park,
 Dublin 8,
 Ireland.
 D08F6E4

www.tailte.ie

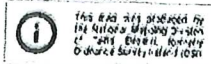
Any unauthorised reproduction
 infringes Tailte Éireann copyright.

No part of this publication may
 be copied, reproduced or transmitted
 in any form or by any means without
 the prior written permission of the
 copyright owner.

The representation on this map
 of a road, track or footpath
 is not evidence of the existence
 of a right of way.

Ordnance Survey maps
 never show legal property
 boundaries, nor do they
 show ownership of physical
 features.

© National Mapping Division of
 Tailte Éireann, 2023
 All rights reserved



CENTRE
 COORDINATES:
 ITM 715660,733931

PUBLISHED:
 06/04/2023

MAP SERIES:
 1:1,000
 1:1,000

ORDER NO.:
 50327780_1

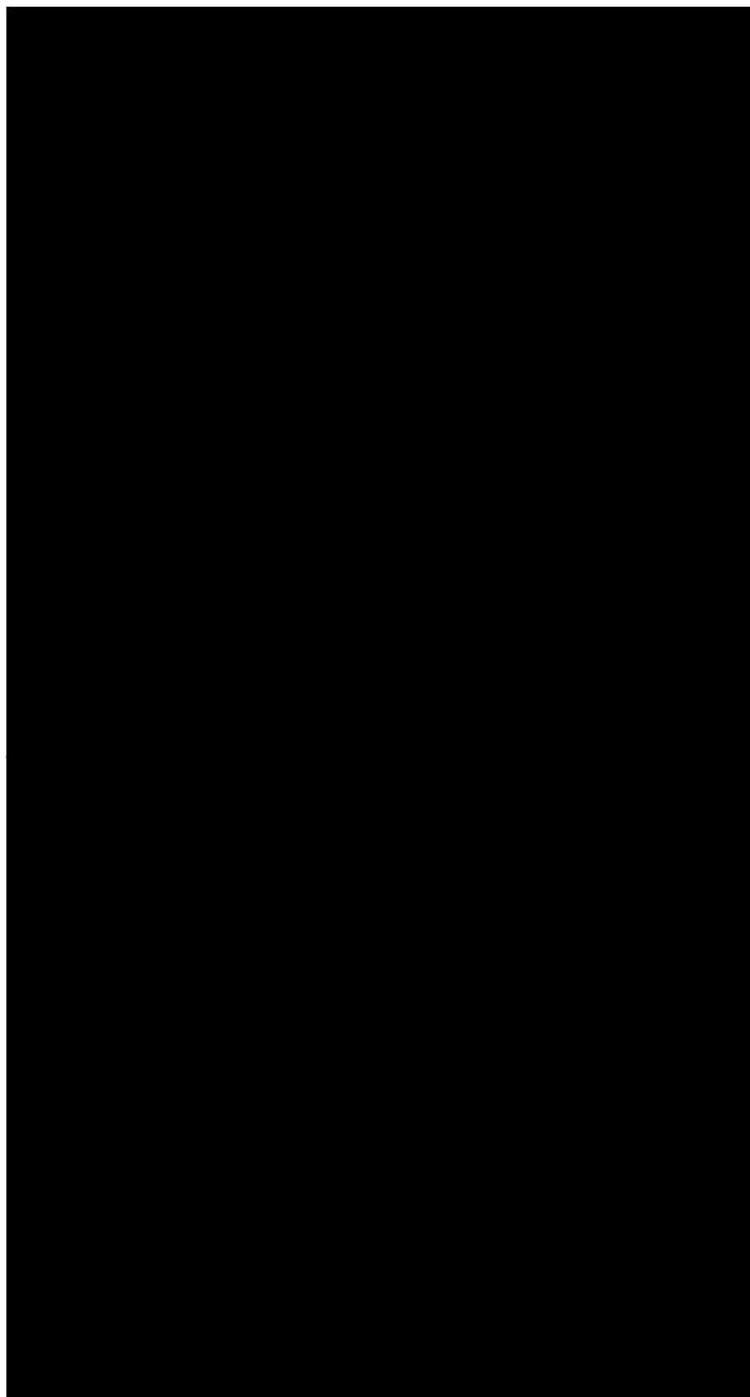
MAP SHEETS:
 3263-10
 3263-15

CAPTURE RESOLUTION:

The map objects are only accurate to the
 resolution at which they were captured.
 Output scale is not indicative of data capture
 scale.
 Further information is available at:
www.osi.ie; search 'Capture Resolution'
 LEGEND:
www.osi.ie; search 'Large Scale Legend'



**Tailte
 Éireann**





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

An Roinn Pleanála & Forbairt Maoine, Bloc 4, Urlár 3, Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8.

Planning & Property Development Department, Block 4, Floor 3, Dublin City Council, Civic Offices, Wood Quay, Dublin 8.

T: (01) 222 2288

E. planning@dublincity.ie

27-Aug-2026

Grattan Street Properties
Unit 1 Block C, Citygate, Connolly Street, Sligo,

Application Number	0325/26
Application Type	Section 5
Registration Date	05-Aug-2026
Decision Date	26-Aug-2026
Decision Order Number	P4369
Location	Flat a and Flat b, 25 South William Street, Dublin 2
Proposal	EXPP: PROTECTED STRUCTURE: This declaration is being made in connection with the continued use of these two flats for short term lets use. Both of these flats have been utilized for short term lets on the Airbnb platform for over seven years. These flats are unsuitable for normal residential purposes due to the nightlife on South William Street itself and on Drury Street which these two flats back onto. Indeed on almost all nights of the week crowds can be seen and heard socializing into the early morning hours both on the streets and in the numerous late night venues on both South William St and Drury Street which make normal residential lettings impossible. In recent years socializing on the streets during dry weather spells makes even walking on South William St difficult.
Applicant Details	Grattan Street Properties

- **If you have any queries regarding this Decision, please contact the email shown above**

Note:

Any person issued with a declaration on development and exempted development, may, on payment of the prescribed fee, refer a declaration for review by An Bord Pleanála within four weeks of the date of the issuing of the declaration.

NOTIFICATION OF DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

In pursuance of its functions under the Planning & Development Act 2000 (as amended), Dublin City Council has by order dated 26-Aug-2026 decided to issue a Declaration that the proposed development is NOT EXEMPT from the requirement to obtain planning permission under Section 32 of the Planning & Development Act 2000 (as amended) for the following reason:

Accordingly, it is considered that the works proposed are not considered exempted development when assessed in accordance with the Planning and Development Act 2000 to 2010 (as amended) and the Regulations made thereunder.

Ceannoifig, Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8, Éire
Head Office, Civic Offices, Wood Quay, Dublin 8, Ireland

NOT1section5(Refuse Exemption)

T. 01 222 2222 W. www.dublincity.ie



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

An Roinn Pleanála & Forbairt Maoine, Bloc 4, Urlár 3, Oifigi na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8.

Planning & Property Development Department, Block 4, Floor 3, Dublin City Council, Civic Offices, Wood Quay, Dublin 8.

T: (01) 222 2288

E. planning@dublincity.ie

27-Aug-2026

Signed on behalf of Dublin City Council



For Administrative Officer