

DOUGLAS WALLACE

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To whom it may concern

December 3rd. 2020

Ref: 95 UPPER DORSET STREET, DUBLIN 1

We hereby certify that the above property has been laid out as 9 No. pre '63 studios on the upper floors and that this subdivision and the renting thereof occurred prior to 1 October 1964. As such, while not having been granted planning permission with conditions, they are not unauthorised development.

We further note that under S.I. No. 30 of 2018 the ground floor can be converted into residential use without the need to obtain planning permission and this would be in the format of 2 No. 1 bedroom apartments separated by a courtyard.

Yours sincerely,



Gerry Hand

Director

DOUGLAS WALLACE ARCHITECTS