



An  
Bord  
Pleanála

**Board Direction**  
**BD-006117-20**  
**ABP-306787-20**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/07/2020.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

The proposed retention of the change of use to short term letting on for an indefinite or a temporary period would result in the five houses being withdrawn from the available supply of residential accommodation for permanent occupation within a designated "Rent Pressure Zone" and a Z2 zoning and, would exacerbate the existing shortage of residential accommodation for permanent occupation within the centre of the city. As a result, the proposed development would be contrary to the Housing Strategy and Core Strategy which seeks to secure national policy in meeting the housing needs of the City, ensure a speedy effective and sustainable step-up in future housing supply and, to reverse the scale of unmet housing needs in line with the policy objectives for encouragement of permanent residential communities in mixed use sustainable neighbourhoods provided for in the Dublin City Development Plan, 2016-2022. The proposed development would therefore be contrary to national, and local policy, and would be to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 21/07/2020

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Paul Hyde