



An
Bord
Pleanála

Board Direction
BD-007967-21
ABP-308684-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/04/2021.

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

Reasons and Considerations

Having regard to the Dublin City Development Plan, 2016-2022 according which the site location is within an area subject to the zoning objective, Z1: *“(Sustainable Residential Neighbourhoods): to protect, provide for and/or improve residential amenities”* and, to the designation of the administrative area of Dublin City Council as a “Rent Pressure Zone” the Board considered that the proposed use of the building on the site for short term letting would adversely affect the availability of long term residential accommodation within the residential neighbourhood at Portobello in the city and, would therefore be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 23/04/2021

Paul Hyde