



The submissions on this file and the Inspector's report were considered at a Board meeting held on 19th April 2022.

The Board decided to refuse permission for the proposed development for the following reasons and considerations and subject to the following conditions.

Reasons and Considerations

1. The proposed change of use of an existing single holiday home within the established Fota Island Resort to permanent residence, would materially contravene condition no. 46 of Planning Authority Reference 03/2631, which explicitly provided that the proposed houses shall not be used as permanent or principal residences. A grant of planning permission in this regard, would set an undesirable precedent for similar proposals and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The subject site lies within the wider Fota Island Resort, and the Cobh Municipal District Local Area Plan 2017, recognises the significant value of the estate's unique tourism, leisure and recreational function. The LAP makes allowance to accommodate appropriate tourism and recreation related proposals for the expansion or intensification of the existing uses. The Board is satisfied that the proposed change of use of the single dwelling within the holiday let development would undermine the unique tourism, leisure and recreational function of the resort, and would be contrary to the Local Area

Plan objective for the Island. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member Marcia Fitzgerald Date:

Maria FitzGerald

19th April 2022