

An
Bord
Pleanála

Board Direction
BD-012686-23
ABP-313052-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/06/2023.

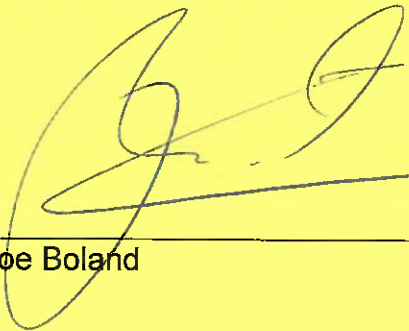
By way of a split vote (2;1) ,The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

The site is located in a designated Rent Pressure Zone which is characterised by a high demand for housing, high rent inflation and a limited supply of long-term accommodation available. Having regard to the central and accessible location of the site, to the character and nature and of the mixed-use area and to the nature and extent of the accommodation within the apartment, which is considered suitable for long-term letting, it is considered that the proposal for a change of use to short-term letting would result in the loss of a residential unit in an area of high demand for such units, which would exacerbate the existing shortage of availability of long-term rented accommodation within Kinsale and the Bandon Kinsale Electoral Area Rent Pressure Zone. The proposed development would, therefore, contravene the overarching Government National Housing Policy to regulate short-term letting and to return properties to the long-term housing market and would be inconsistent with the Government's Housing For All Policy and the Joint Housing Strategy in the Cork County Development Plan 2022-2028, which seeks to provide for a diverse range of

housing needs to suit varying income levels and social circumstances. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



Joe Boland

Date: 30/06/2023