



**An  
Bord  
Pleanála**

**Board Direction  
BD-014175-23  
ABP-314202-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/10/2023.

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 nature it is considered that the proposed short-term letting of the dwelling result in the loss of long-term residential stock in an area identified as a Rent Pressure Zone (RPZ) and the board is not satisfied that adequate evidence has been provided to justify the need for the use of this residence as a short term letting offering.

Therefore, having regard to the location of the site within the Carlingford- Dundalk electoral area Rent Pressure Zone (RPZ), which has been identified as an area of highest housing demand and where the most significant rent pressures apply, it is considered the proposed use of the dwelling for short-term letting would negatively impact the delivery of long-term letting properties in Carlingford.

Further the proposed development does not conform with the residential zoning objective on the site and is contrary to the proper planning and sustainable development of the area.

**Board Member**

Liam Bergin

**Date:** 18/10/2023