



An
Bord
Pleanála

Board Direction
BD-016681-24
ABP-318212-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/06/2024.

The Board decided to make a split decision, to

- (1) grant retention permission (subject to conditions) for a rear extension and all ancillary site works

for the reasons and considerations marked (1) under and subject to the conditions set out below, and

- (2) refuse retention permission for the change of use of the Glen House to short-term accommodation

for the reasons and considerations marked (2) under.

Conditions

1. The development shall be retained and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars. In default of agreement the matter(s) in dispute shall be referred to An Bord Pleanála for determination.

Reason: In the interest of clarity.

2. All surface water shall be piped to the storm sewer system and shall not enter the foul sewer.

Reason: To ensure all surface water and drainage is disposed to existing infrastructure.

Reasons and Considerations (1)

Having regard to the nature, scale and design of the extension to be retained, the Town Centre/Neighbourhoods Centre zoning objective for the site location as set out in the Cork County Development Plan 2022-2028, and the specific characteristics of the site and surrounds, it is considered the development to be retained would not adversely impact upon the amenities of the area and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Reasons and Considerations (2)

Having regard to the location of the site in a designated Rent Pressure Zone, the nature and extent of accommodation within the dwelling which is considered suitable for long-term letting, and the strategic aim for Kinsale as set out in Volume 5 Section 1.5.2 of the Cork County Development Plan, 2022-2028 is to provide for additional residential development which reinforces the towns compact form, it is considered that the proposal to retain a change of use to short-term letting would contribute to the existing shortage of long-term rented accommodation available within the town. As a result, the proposed development to be retained would be contrary to national and local policy, and would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to agree with the Inspector's recommendation to the Board to grant retention for the Change of Use to short-term accommodation, the Board acknowledged the competing demands for residential and tourism accommodation in the town but had particular regard to the site's location within a designated Rent Pressure Zone. Based on the information available, the Board concurred with the

planning authority that to retain the proposed change of use would contribute to the shortage of long-term accommodation available for rent and would not accord with the proper planning and sustainable development of the area.

Board Member:


Martina Hennessy

Date: 19/06/2024