

An
Bord
Pleanála

Board Direction
BD-018519-24
ABP-318506-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/12/2024.

The Board decided by a majority of 2:1 to refuse permission for the following reasons and considerations.

Reasons and Considerations

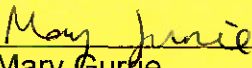
Having regard to the location of the site in a designated Rent Pressure Zone within walking distance of the town centre, the nature and extent of accommodation within the dwelling which is considered suitable for long-term letting, the lack of sufficient evidence on file to demonstrate that the site already has a specific grant of planning permission for use as holiday accommodation or short 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 which is to provide for additional residential development which reinforces the town's compact form and to focus on the better utilisation of existing building stock, it is considered that the proposal (Part (b)) 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 housing 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 letting, 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 and

the lack of sufficient evidence on the file to demonstrate that the site already has a specific grant of planning permission for use as holiday accommodation or short term letting.

Note: The Board noted and accepted the Inspector's assessment that it had not been demonstrated in the application that planning permission would be required for part (a) of the development proposed to be retained i.e. the use of the property as a second home/holiday home for family members.

Board Member


Mary Gurrie

Date: 23/12/2024