



An  
Bord  
Pleanála

**Board Direction**  
**BD-018955-25**  
**ABP-320805-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/02/2025.

The Board decided to refuse retention permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

Having regard to the provisions of the Wicklow County Development Plan, 2022-2028, and in particular Objective CPO 6.33, which seeks to protect the existing housing stock to meet housing demand, and which requires that any proposal for short-term letting should provide a detailed justification for the proposed use, and demonstrate to the satisfaction of the Planning Authority that any proposals do not undermine the provision of housing, and that there is a sufficient supply of rental properties available for longer term rental in the area, the Board considered that the development proposed to be retained, would by itself and by the precedent which would be set by a grant of retention permission, be contrary to the proper planning and sustainable development of the area.

The Board also considered that the introduction of short-term letting along this terrace has the potential to have a negative impact on the establishment of neighbourhood structures, and would be contrary to the residential zoning of the site and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
Mary Rose McGovern

**Date:** 18/02/2025