

An
Bord
Pleanála

Board Direction
BD-019449-25
ABP-321344-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/04/2025.

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

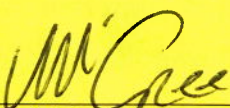
Reasons and Considerations

1. Having regard to the site's location within a designated Rent Pressure Zone, as designated under the Planning and Development Regulations, 2019 (S.I. No. 235 of 2019), which is characterised by high housing demand, significant rent inflation, and a limited supply of long-term accommodation, it is considered that retention of the change of use of the subject property to short term letting would result in the loss of long-term residential stock within the rural area and within a Rent Pressure Zone (RPZ), would conflict with national policy on short term letting as set out in Circulars PL 10/2017 and PL 04/2019, issued by the Department of Housing, Planning and Local Government, and would also be contrary to Section 6.5.5 of the Louth County Development Plan 2021-2027, as varied, which seeks to address the impact of short term lettings on the private rental market in areas of high housing demand, and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the permitted use and planning history of the subject property, it is considered that retention of the change of use of the subject property to short term letting, by itself and by the precedent for which a grant of permission would set, would be contrary to Section 6.5.2 (Self-Catering Accommodation) and Policy Objectives TOU 27 and TOU 28 of the Louth County Development Plan 2021–2027 (as varied), which support the provision of self-catering accommodation within established towns and villages, while prohibiting such developments in the countryside, except where they involve the conversion of existing buildings of character or the restoration of vernacular dwellings, and would, therefore, be contrary to the proper planning and sustainable development of the area.

Note: The Board noted that the inspectors concerns regarding the capacity of the site effluent treatment, and potential impacts on the Carlingford Lough Special Protection Area and Carlingford Shore Special Area of Conservation. However, the Board considered that these were compliance issues relating to a previous grant of planning permission which were not materially impacted by the proposed change of use of the premises or the works associated with the roofed concrete pergola, light columns to rear of the property, small soccer pitch with associated mesh fencing and solar lighting and other associated site works, and which could have been addressed by way of a condition of planning permission. The Board therefore decided not to attach the second and third reasons for refusal as recommended by the inspector.

Board Member


Liam McGree

Date: 15/04/2025