



An  
Bord  
Pleanála

Board Order  
ABP-313052-22

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Cork County Council**

**Planning Register Reference Number: 21/07434**

**APPEAL** by Brian Walsh and Niamh Hynes Walsh of Avoca Lodge, Farnanes, County Cork against the decision made on the 18<sup>th</sup> day of February, 2022 by Cork County Council to refuse permission.

**Proposed Development:** Change of use of one number duplex residential unit to short-term holiday letting at 2 Market Place, Kinsale, County Cork.

### **Decision**

**REFUSE** permission for the above proposed development for the reasons and considerations set out below.

## Reasons and Considerations

The site is located in a designated Rent Pressure Zone which is characterised by a high demand for housing, high rent inflation and a limited supply of long-term accommodation available. Having regard to the central and accessible location of the site, the character and nature of the mixed-use area, and the nature and extent of the accommodation within the apartment, which is considered suitable for long-term letting, it is considered that the proposed change of use to short-term letting would result in the loss of a residential unit in an area of high demand for such units, which would exacerbate the existing shortage of availability of long-term rented accommodation within Kinsale and the Bandon Kinsale Electoral Area Rent Pressure Zone. The proposed development would contravene the overarching Government National Housing Policy to regulate short-term letting and to return properties to the long-term housing market and would be inconsistent with the Government's Housing For All Policy and the Joint Housing Strategy in the Cork County Development Plan 2022-2028, which seeks to provide for a diverse range of housing needs to suit varying income levels and social circumstances. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

  

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**Joe Boland**

**Member of An Bord Pleanála**  
**duly authorised to authenticate**  
**the seal of the Board.**

Dated this 12<sup>TH</sup> day of July 2023.