



An
Bord
Pleanála

Board Order
ABP-314202-22

Planning and Development Acts 2000 to 2022

Planning Authority: Louth County Council

Planning Register Reference Number: 22/378

APPEAL by Eamon and Marie Enright care of EHP Services of 154 Riverside Drive, Red Barns Road, Dundalk, County Louth against the decision made on the 30th day of June, 2022 by Louth County Council to refuse permission for the proposed development.

Proposed Development: Retention of the change of use from a dwelling house to a short-stay self-catering holiday accommodation and associated site development works all at 1 Premon Heights, Back Lane, Carlingford, County Louth.

Decision

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

Reasons and Considerations

It is considered that the development proposed to be retained on a short-term letting would result in the loss of long-term residential stock in an area identified as a Rent Pressure Zone (RPZ), and the Board is not satisfied that adequate evidence has been provided to justify the need for the use of this residence as a short-term letting offering.

Therefore, having regard to the location of the site within the Carlingford-Dundalk electoral area Rent Pressure Zone (RPZ), which has been identified as an area with the highest housing demand and where the most significant rent pressures apply, it is considered that the development proposed to be retained for short-term letting would negatively impact the delivery of long-term letting properties in Carlingford. Furthermore, the proposed development to be retained does not conform with the residential zoning objective on the site and would, therefore, be contrary to the proper planning and sustainable development of the area.



Liam Bergin

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this 03rd day of November 2023.