



Planning and Development Acts 2000 to 2022

Planning Authority: Cork County Council

Planning Register Reference Number: 235788

APPEAL by Inge and Denis Vaughan Buckley of Woodford Lodge, Thormanby Road, Howth, County Dublin against the decision made on the 27th day of October, 2023 by Cork County Council to refuse permission for the proposed development.

Proposed Development: Retention of the dual use of the property as follows:

(a) second home (holiday home) for family members, according to need throughout the year; (b) short-term holiday letting of the property at other times of the year (in lieu of the property being left vacant, when family are not staying there) at 5 Viking Wharf, Dromderrig, Kinsale, County Cork.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

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 development proposed 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.


Mary Gurrie
Mary Gurrie

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

Dated this 06 day of January 2025.