

An
Bord
Pleanála

Board Order
ABP-321344-24

Planning and Development Acts 2000 to 2022

Planning Authority: Louth County Council

Planning Register Reference Number: 2460549

APPEAL by Lorcan Mulligan care of Babington Design Limited of Oriel Hub, Finnabair Business Park, Dundalk, County Louth against the decision made on the 8th day of November, 2024 by Louth County Council to refuse permission.

Proposed Development: Retention of an unauthorised development consisting of: (1) Existing roofed concrete pergola to northwest side of existing house; (2) Existing concrete light columns to rear of existing house; (3) Existing small soccer pitch with v-mesh fencing and solar lighting to southwest corner of site; (4) Existing dwelling used for short-term letting and continuation of use for short-term letting at Cornamucklagh, Omeath, County Louth.

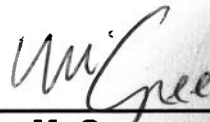
Decision

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

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. Number 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.

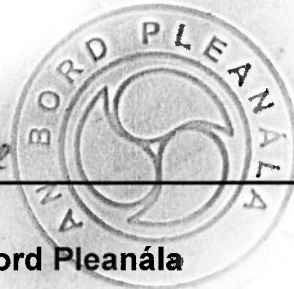
2. Having regard to the permitted use and planning history of the subject property, it is considered that retention of the change of use of the subject property to short term letting, by itself and by the precedent for which a grant of permission would set, would be contrary to Section 6.5.2 (Self-Catering 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.



Liam McGree

Member of An Bord Pleanála

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



Dated this 17th day of APRIL 2025