



An
Bord
Pleanála

Board Direction
BD-006776-20
ABP-307535-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/10/2020.

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

Reasons and Considerations

1. The site is located within a Secondary Special Amenity Area, which is outside the development boundary for Killarney town in a Rural Area Under Strong Urban Influence, as identified in the Sustainable Rural Housing Guidelines for Planning Authorities, which has experienced intense pressure for urban generated housing development, and where it is the policy of the planning authority, as set out in the Settlement Strategy contained in the County Development Plan and in the Killarney Municipal District Local Area Plan, to facilitate the rural housing needs of immediate family members on family farms/landholdings, while directing urban generated housing into towns and villages, and where it is Government policy, under National Policy Objectives 15 and 19 respectively, of the National Planning Framework Plan, to manage the growth of such areas in order to avoid over-development and to require the social and economic need of the applicant to reside in these areas to be clearly demonstrated. Having regard to these national and local policies, it is considered that the applicants do not come within the housing need criteria as set out in the Guidelines and in the Development Plan for a house at this location. The proposed development, in the absence of any identified locally based need for the house, would contribute to the encroachment of random

rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, therefore, contravene the policies contained in the National Framework Plan (2018), the Sustainable Rural Housing Guidelines (2007), the Kerry County Development Plan (2015) and the Killarney Municipal District Local Area Plan (2018) and would be contrary to the proper planning and sustainable development of the area.

2. The site of the proposed development is located within a rural area designated as a Secondary Special Amenity Area in the current Kerry County Development Plan 2015-2021, wherein it is required that development is designed to be sympathetic and sensitive to the landscape, and is zoned Landscape Protection Area G3 in the current Killarney Municipal District Local Area Plan 2018-2024, and where the Zoning Objective ZL-1 is to protect the landscape of the County as a major economic asset and as an invaluable amenity which contributes to the quality of people's lives. This objective is considered reasonable. The proposed development, which is not related to the amenity potential of the area or the use of the area for agriculture, would contravene that development objective for the use primarily for the purpose of protecting the landscape as an asset and as an amenity, and where residential units are Not Normally Permitted. The proposed development would, therefore, fail to comply with the provisions of the County Development Plan and the Killarney Municipal District Local Area Plan and would be contrary to the proper planning and sustainable development of the area.
3. It is considered that, taken in conjunction with existing development in the vicinity, the proposed development would result in an excessive concentration of development served by individual private effluent treatment systems in the area. The proposed development would, therefore, be prejudicial to public health.
4. The site is accessed by means of an unsurfaced minor laneway with no road markings and poor visibility, by a local road which is substandard in width and alignment and is lined by ribbon development. It is considered that the proposed development would endanger public safety by reason of traffic

hazard because of the additional traffic turning movements it would generate on this poorly aligned and substandard road network.

Board Member

Date: 23/10/2020

Stephen Bohan