



Board Direction

Ref: 08.246539

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11th August 2016.

The Board decided to grant permission in accordance with the following reasons, considerations and conditions.

Reasons and Considerations

Having regard to the nature of the proposed development, which is to bring an existing neglected vernacular dwelling into occupation, the limited scale of the proposed dwelling, the landscape character of the area and the visual screening available on the site, and the comprehensive proposals included to address wastewater treatment, it is considered that the proposed development would be in compliance with the policies and objectives of the Kerry CDP and would be acceptable in terms of protection of the environment and public health.

In deciding not to accept the Inspector's recommendation to refuse permission on the basis of unsuitable ground conditions for effluent disposal, the Board considered that the applicant had put forward a considered proposal that was satisfactory to address the challenging site conditions. Given that the scale of proposed dwelling is modest and it does not increase occupancy levels of the original farmhouse, it was considered that, subject to compliance with planning conditions, the proposed wastewater treatment and disposal measures would be acceptable for the proposed refurbishment and re-occupation of the existing cottage.

Conditions

1. Plan Partic (include FI)
2. Prop TS 4 (link to FI submission)
3. De-exempt any house extensions. **Reason:** having regard to the challenging conditions for disposal of effluent, it is considered that the scale and occupancy of the refurbished dwelling needs to be carefully

controlled in the interests of protecting public health and the environment.

4. The recommendations of the specialist bat report submitted (to PA with FI) shall be implemented in full. **Reason:** ecological protection.
5. Rural Drainage 2 std.
6. LanHouse1 (short version)

Board Member: _____ Date: 11th August 2016
Conall Boland