



An
Bord
Pleanála

Board Direction
PL08.248264

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23 August 2017.

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

Reasons and Considerations

1. Notwithstanding the planning history of the site, it is considered that the proposed development, which provides for residential development on a greenfield site outside the town boundary, in accordance with the Cahersiveen, Waterville and Sneem Functional Areas Local Area Plan, 2013 – 2019, would be contrary to the National Spatial Strategy, 2002 – 2020, and the Sustainable Residential Development in Urban Areas Guidelines, 2009, and Section 3.1.2 of the Kerry County Development Plan, 2015-2021, where it is the objective to consolidate urban areas and minimise urban sprawl. The proposed development would give rise to the “leap-frogging” of residential zoned lands closer to the town centre and would serve to undermine the planned approach to residential development in the town. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 24 August 2017

Terry Prendergast