



An
Bord
Pleanála

Board Direction
BD-000495-18
ABP-300155-17

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/06/2018.

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

Reasons and Considerations

1. Having regard to the restricted and backland natures of the site and the established pattern of development in the surrounding neighbourhood, it is considered that the development proposed to be retained by reason of its scale, form and design would constitute overdevelopment of a limited site area, would result in inadequate open space and would be visually obtrusive on the streetscape and out of character with development in the vicinity. The proposed development would, therefore, seriously injure the amenities of the area and would be contrary to the proper planning and sustainable development of the area.

2. The proposed development would contravene materially conditions attached to an existing permission for development on this site, namely, conditions 1 & 3 attached to the permission granted by Kerry County Council on the day of 19th November 2008 under planning register reference No. 08/2224. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 18/06/2018

Paul Hyde