



An
Bord
Pleanála

Board Direction
BD-001062-18
ABP-301165-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/09/2018.

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

Reasons and Considerations

1. It is considered that the proposed development, which would result in the intensification of use of an access onto the N70, which is a Strategic National Secondary Road, at a point where a speed limit of 100km/h applies and the sightlines at the junction are restricted in both directions, would endanger public safety by reason of a traffic hazard and the additional and conflicting traffic movements generated by the proposed development would interfere with the safety and free flow of traffic on the public road. The proposed development would, therefore, contravene Objectives RD1 and RD17 of the current Kerry County Development Plan 2015-2021 to preserve the level of service and carrying capacity of the National Secondary road and to protect the public investment in the road and would be contrary to the proper planning and sustainable development of the area.
2. The site is located in an elevated position in an area designated in the current Kerry County Development Plan 2015-2021 as an area of Rural Secondary Special Amenity, by reason of its sensitive landscape quality, in relation to which policy Objective ZL-1 seeks to control development in order to protect the

landscape. It is considered that the construction of a house on the site, in conjunction with existing adjacent development, would result in a highly visible and obtrusive feature which would be detrimental to the high scenic amenity of the area. The proposed development would, therefore, contravene this policy and would be contrary to the proper planning and sustainable development of the area.

3. The site is located in close proximity to a National Monument as defined in the Record of Monuments and Places and the Sites and Monuments Record as Ke098 047, stone row and enclosure. Having regard to the information submitted with the application and appeal, and to the absence of a Ministerial consent or a determination that such consent is not required, the Board is not satisfied that the proposed development would not negatively impact on the setting of the National Monument. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 07/09/2018

Stephen Bohan