



An
Bord
Pleanála

Board Direction
BD-001494-18
ABP-301425-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 31/10/2018.

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 location of this restricted site to the rear of St. Mary's Terrace, to the distinctive character and pattern of development of this established residential area, which is characterised by narrow laneways which separate the terraced houses from their rear gardens, and to the objectives of the Killarney Town Development Plan 2009-2015, (as extended), to resist the subdivision of such residential sites, it is considered that, the proposed development of 10 dwelling units, with no parking provision or private amenity space, would result in a congested layout and poor residential environment for existing and future occupiers, and would constitute overdevelopment of the site and contribute to piecemeal development of the area. The proposed development would, therefore, conflict with the provisions of the Development Plan, would seriously injure the amenities of the area, and would be contrary to the proper planning and sustainable development of the area.

2. The site is located on a laneway which is seriously substandard in terms of width and alignment, where existing pedestrian access points open directly onto the lanes and ad hoc parking occurs on the carriageways. The Board is not satisfied, on the basis of the information submitted with the application and appeal, that the proposed development, with no parking provision and 2 set down spaces, would not result in traffic and parking congestion on the lanes and give rise to a serious traffic hazard. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 31/10/2018

Paul Hyde