



An
Bord
Pleanála

Board Direction
BD-002569-19
ABP-302604-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/03/2019.

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 would be premature by reference to the existing capacity deficiencies in the Kenmare waste water treatment plant to which connection is proposed and the period within which this constraint may reasonably be expected to cease. In the absence of improved wastewater treatment capacity, the proposed development would be prejudicial to public health and would therefore, be contrary to the proper planning and sustainable development of the area.
2. On the basis of the information provided with the application and appeal and in absence of a Natura Impact Statement the Board cannot be satisfied that the proposed development individually, or in combination with other plans or projects would not be likely to have a significant effect on European Site 002158 or any other European site, in view of the site's Conservation Objectives. In such circumstances, the Board is precluded from granting permission.

3. Having regard to the residential zoning objective for the site, the current provisions of the Kenmare Functional Area Local Area Plan relating to compliance with relevant guidelines as set out in objective H-11 and the provisions of the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009) issued to planning authorities under section 28 of the Planning and Development Act, 2000, as amended, it is considered that the proposed development would not be developed at a sufficiently high density to provide for acceptable efficiency in land usage given the proximity of the site to Kenmare town centre and established social and community facilities in the vicinity and would not conform to the minimum densities of 20-35 units per hectare on edge of centre sites in small towns and villages recommended in the Guidelines. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 12/03/2019

Terry Prendergast