



An  
Bord  
Pleanála

**Board Direction**  
**BD-002432-19**  
**ABP-302846-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/02/2019.

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

### **Reasons and Considerations**

Having regard to the nature and scale of the proposed development on a site within Killarney town centre, the pattern of development in the area and the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities issued in March, 2018, issued by the Department of Housing, Planning and Local Government, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities of the area or of property in the vicinity, would constitute an appropriate form of development at this town centre location and would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may

otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. The proposed apartment shall be used for short-term tourist accommodation only, and shall not be used as a place of permanent residence.

**Reason:** In the interest of clarity

3. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

**Reason:** In order to safeguard the [residential] amenities of property in the vicinity.

**Board Member**

**Date:** 25/02/2019

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Terry Prendergast