



An
Bord
Pleanála

Board Direction
BD-003215-19
ABP-303815-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 6/6/2019.

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

Reasons and Considerations

Having regard to the prioritisation of pedestrian facilities under the 2013 Design Manual for Urban Roads and Streets and the importance of public footpath provision under Objective 8.1.4 (b) of the current Killarney Town Development Plan, it is considered that the absence of pedestrian facilities/public footpath provision on Mill Road is unsatisfactory, as it effectively severs the otherwise continuous public footpath between the proposed site and Killarney town centre.

The development of the site, as proposed, to provide a dwelling house would continue a pattern of piecemeal development on the applicant's lands and it would establish a precedent for the continuation of this unsustainable pattern, in advance of the submission and agreement of a masterplan for the wider landholding, as sought under a request for further information from the Planning Authority. The vehicular and pedestrian traffic generated by this pattern would be required to use Mill Road and Elmwood for access, adding to existing traffic on these roads and, consequently, increasing the risks to public and pedestrian safety in the absence of public footpaths and in advance of a fuller assessment of road safety to be addressed in the awaited masterplan.

Accordingly, the proposed dwelling house would contravene the above cited national guidance and local planning objectives and further endanger public safety. It would, thus, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 06/06/2019

Dave Walsh