

An  
Bord  
Pleanála

**Board Direction**  
**BD-008043-21**  
**ABP-308796-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/04/2021.

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

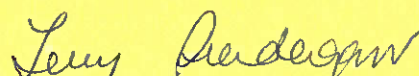
#### **Reasons and Considerations**

1. The site of the proposed development is located outside the settlement boundary of Tralee. It is an objective of the current Kerry County Development Plan, Objective CS-5, to have regard to sequential development and the prioritisation of sustainable infill and brownfield development in the assessment of development proposals in the urban area. Furthermore, Objective US-1 of the Development Plan seeks to ensure that future housing in urban areas in the county are located on lands zoned for residential use and in towns and villages, residential development shall be located in the town/village centres or immediately adjacent to town/village centres (based on the sequential approach); on serviced lands; and in accordance with the Development Guidance document of the Plan. These objectives are considered reasonable. It is considered that the proposed development on un-zoned lands would be contrary to these objectives and would, as such, materially contravene the objectives of the Development Plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



2. Having regard to the identified high probability of fluvial and pluvial flooding attendant upon the site, which places it in Flood Zone A under the Planning System and Flood Risk Management Guidelines (2009), it is considered that the proposed development is in an area at risk of flooding. Having regard to the information submitted with the application and appeal, it is considered that the applicant has failed to demonstrate by means of an up to date flood risk assessment, that the proposed development would not lead to flood risk attendant at the site and in the surrounding area. In the absence of a site-specific flood risk assessment, the Board is not satisfied that the proposed development would not have an adverse impact on the site and on lands outside the site by means of increased flood risk. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



Terry Prendergast

Date: 29/04/2021

**Note:** The Board also noted and agreed with the Inspector's report in relation to density, layout and design.

Please issue Board Direction with Order.