



An
Bord
Pleanála

Board Direction
BD-009007-21
ABP-309664-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/08/2021.

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 location of the proposed development in an area zoned R2, existing residential within the Tralee Town Development Plan 2009-2015 (as extended) and to the design and layout of the application as lodged and all the design options proffered, the Board considered that the southern block would seriously injure properties in the vicinity by reason of overlooking and overbearance. Furthermore, the Board considered that the proposed development as lodged to the Planning Authority and as amended by the further information would seriously injure the residential amenities of No. 1 Caheranne Village in particular, by reason of overbearance and overshadowing. The Board concluded that the proposed development would seriously injure the residential amenities of property in the vicinity of the site and would therefore not be in accordance with the proper planning and sustainable development of the area.

Note: Having regard to the Sustainable Urban Housing: Design Standards for New Apartments Guidelines, the Board noted and agreed with the Inspector's concerns that the size of bedrooms in the application as lodged to the planning authority and in Option D submitted to An Bord Pleanála at appeal stage (10th day of March 2021) were unsatisfactory. Furthermore, the Board shared the Inspector's concerns

regarding the usability and accessibility of the communal open space to the north of the rear elevation of the northern apartment block in the options submitted by the applicant on appeal to An Bord Pleanála (dated 10th day of March 2021). The Board considered that these issues could be resolved by a reconfiguration of the internal space and the overall layout of the proposed development.

Board Member

Maria FitzGerald
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Date: 02/09/2021