



An
Bord
Pleanála

Board Direction
BD-009686-21
ABP-310394-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/12/2021.

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

Reasons and Considerations

1. The site is located in an area zoned Town Centre M2 and Strategic Reserve 01 in the Killarney Municipal District Local Area Plan 2018-2024. It is an objective of the Development Plan KY-Res-01 to facilitate the development of residential units within each settlement boundary in accordance with the Core Strategy and objective KY- Res-03 to prohibit development on lands zoned as strategic residential reserve R4 until 80% of all other residential zoned lands have been developed to the satisfaction of the planning authority. These objectives are considered reasonable. It is considered that the proposed development would be contrary to the development plan objectives, and contrary to the Core Strategy, which sets an allowance of 28 units over the lifetime of the development plan, would set an undesirable precedent for similar such development in the vicinity and would thus be contrary to the proper planning and sustainable development of the area.
2. Having regard to the design, layout, configuration including the piecemeal provision of open space and excessive car parking, it is considered that the

proposed development would fail to respond to the unique characteristics of the site, would achieve poor connection with the established town centre and would not contribute to a sense of place making. Furthermore, it is considered that the proposed development would not provide a satisfactory standard of residential amenity for future occupants. The proposed development would, therefore, be contrary to the provisions of the Kerry County Development Plan 2015-2021 and Killarney Municipal District Local Area Plan 2018-2024, would seriously injure the visual and residential amenities of the area, and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Maria Fitzgerald

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Date: 17/12/2021