

An
Bord
Pleanála

Board Direction
BD-013900-23
ABP-313085-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/09/2023.

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

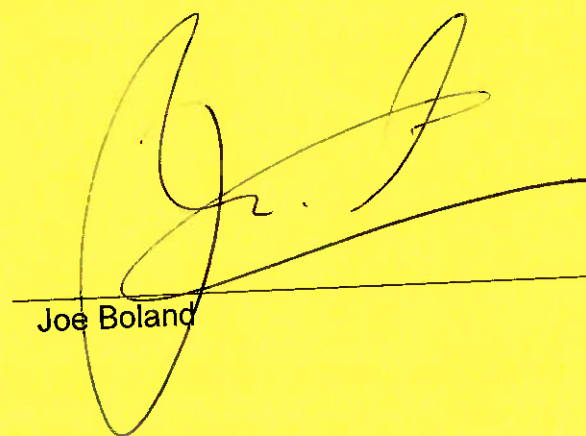
Having regard to the established principle of a house on the site and the design, character and layout of the development, it is considered that the development would not adversely impact on the visual amenities of the area, would be consistent with the provisions of the Kerry County Development Plan 2022-2028, and would otherwise be in accordance with the proper planning and sustainable development of the area.

Conditions

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| 1. | The development shall be retained 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 |
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	<p>prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>This permission does not include the proposed domestic garage. Within three months of the date of this order, a revised site layout demonstrating the omission of the proposed domestic garage shall be submitted to and agreed in writing with the Planning Authority prior to commencement of development on the site.</p> <p>Reason: In the interest of the visual amenities of the area.</p>
3.	<p>Development described in Classes 1 or 3 of Part 1 of Schedule 2 to the Planning and Development Regulations, 2001, or any statutory provision modifying or replacing them, shall not be carried out within the curtilage of the house without a prior grant of planning permission.</p> <p>Reason: In the interest of the visual amenities of the area.</p>
4.	<p>Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.</p> <p>Reason: In the interest of public health.</p>

Board Member



Joe Boland

Date: 26/09/2023