



An
Bord
Pleanála

Board Direction
BD-015047-24
ABP-315408-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/01/1970.

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 Kerry County Development Plan 2022-2028, the residential zoning of the site, its proximity to local services and the pattern of development in the area, it is considered that the proposed development would not, subject to compliance with the conditions set out below, seriously injure the amenities of the area or property in the vicinity or endanger public safety by reason of a traffic hazard. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

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| 1. | This grant of outline permission is in respect of development as indicated in the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 27 th October 2022, except as may be otherwise required in order to comply with the following conditions. No development is authorised on foot of this grant |
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	<p>of outline permission and no development shall be undertaken until a grant of approval consequent on this outline permission is received.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>This outline permission relates solely to the principle of development on this site and shall not be construed as giving consent to the overall site layout of the development.</p> <p>Reason: In the interest of clarity.</p>
3.	<p>The proposed dwellings shall be used as places of permanent residence only and shall not be used for short-term tourist accommodation.</p> <p>Reason: In the interest of clarity.</p>
4.	<p>At permission consequent stage, the proposed development shall be designed to comply with the following requirements:</p> <p>(a) The proposed two-storey duplex apartment block to the rear (east) of the site shall be omitted and a single storey dwelling house provided in its place.</p> <p>Reason: In the interest of traffic safety and residential amenity.</p>
5.	<p>Plans and particulars to be lodged for permission consequent on this grant of outline permission shall include:</p> <p>(a) Full design details of the proposed development, including all proposed dwellings, which shall have regard to the design and character of the built environment in the vicinity.</p> <p>(b) A detailed landscaping plan for the entire site including details of planting and boundary treatments.</p> <p>(c) Details of external finishes.</p> <p>Reason: To enable the application for permission consequent to be fully assessed.</p>
6.	<p>At the permission consequent stage, water supply and wastewater 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>
7.	<p>At the permission consequent stage, physical infrastructure and servicing arrangements to enable the proposed development, including the new</p>

	<p>vehicular entrances and accessways, shall comply with the requirements of the planning authority for such works and services.</p> <p>Reason: In the interest of public health, traffic safety and orderly development.</p>
8.	<p>At the permission consequent stage, the developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the Authority in accordance with the terms of the Development Contribution Scheme made under Section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.</p> <p>Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a Condition requiring a Contribution in accordance with the Development Contribution Scheme made under Section 48 of the Act be applied to the permission.</p>

Board Member

Eamonn James Kelly

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Date: 15/01/2024