



**An
Bord
Pleanála**

**Board Direction
BD-015373-24
ABP-315615-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/02/2024.

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

Reasons and Considerations

1. Having regard to the peripheral location of the site within a Small to Medium Sized Town with a lack of safe pedestrian and cycle friendly means of connectivity with the town centre, local services and community facilities by reason of the long winding route and a single narrow footpath, and to the design, scale and mass of the apartment blocks in the centre of the site which would be visually incongruous in the context of adjoining development, it is considered that the proposed scale and density of the scheme is excessive and would fail to respond in a positive and proportionate manner to the established development in the surrounding area. The proposed development would, therefore, constitute overdevelopment of the site and would be contrary to the policy objectives of the Sustainable and Compact Settlements Guidelines for Planning Authorities (2024) and of the Kerry County Development Plan 2022-2028 and would be contrary to the proper planning and sustainable development of the area.
2. It is considered that the layout and design of the proposed residential development by reason of the poor quality public realm which lacks

permeability and universal accessibility to public open space and a coherent architectural and urban design strategy to create an attractive and distinctive sense of place, together with the poor quality of many of the private amenity spaces due to inadequate visual outlook, aspect and/or direct accessibility from living areas, would result in a cramped and substandard form of development on the site which would seriously injure the residential amenities of the future occupiers of the site. The proposed development would, therefore, fail to comply with the Sustainable Urban Housing Design Standards for New Apartments Guidelines for Planning Authorities (2020, as amended) and the policy objectives of the current Kerry County Development Plan 2022-2028, and would be contrary to the proper planning and sustainable development of the area.

3. Notwithstanding the inclusion of an option for the provision of a childcare facility as shown on Drawing No. SHC/01/130 Rev A, submitted to the Board on the 23rd day of February 2023, it is considered that in the absence of sufficient information on the traffic safety implications and need for co-ordination with existing childcare facilities in the vicinity, the proposed development does not comply with national policy on Childcare Facilities, as set out in the Guidelines for Planning Authorities issued by the DoELG in 2001. The proposal would, therefore, be detrimental to the amenities of the area, would be contrary to the policy objectives of the Kerry County Development Plan 2022-2028 and to the proper planning and sustainable development of the area.

Note: In relation to the scale and density of the Development the Board noted the population growth target of 282 for the area and considered that the scale of the Development had potential, when considered with other constructed and permitted developments, to exceed this target. However given the above substantial reasons for refusal the Board did not consider this matter further at this time.

Board Member



Stephen Brophy

Date: 08/02/2024