

An
Bord
Pleanála

Board Direction
BD-015193-24
ABP-315668-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/01/2024.

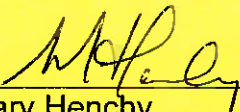
The Board decided to refuse permission. The Board considered the totality of the file the Board shared the opinion of the Planning Authority that having regard to the location of the development and the policies contained in the Kerry County Development Plan 2022, that the structure as proposed would have an obtrusive visual impact in this open landscape and be incongruous in this setting the Board concluded that permission should be refused for the following reason and considerations.

Reasons and Considerations

Having regard to the bulk scale and height of the proposed structure, as well as the open landscape of the local environment, it is considered that the development it is proposed to retain forms an obtrusive feature in the landscape at this location, would seriously injure the visual amenities of the area and would fail to be adequately absorbed and integrated into the landscape. The proposed development would, in addition, have a negative impact on the amenities and values of residential property in the immediate area. The proposed development would, therefore, materially contravene Objectives KCDP 11-77 and KCDP 11-78 of the Kerry County Council County Development Plan 2022-2028 and would be contrary to the proper planning and sustainable development of the area.

Note: The Board noted the Inspectors raised concerns regarding drainage arrangements on site. The Board considered that further analysis would ordinarily have been warranted however having regard to the substantive reason for refusal set out above it was decided not to pursue this matter further in the context of the current appeal.

Board Member



Mary Henchy

Date: 25/01/2024