



The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/11/2024.

The Board decided to refuse permission and outline permission for the following reasons and considerations, having had regard to the provisions of the Kerry County Development Plan 2022-2028, the Listowel Municipal District Plan 2020-2026 and the Listowel Town Development Plan 2009-2015 (as extended and varied):

## Reasons and Considerations

1. The Board considered the proposed development of 24 houses, at a density of 9 units per hectare, or in the order of 10 units per hectare for the overall Ashfield development, is too low and would not comply with the Estimated Density Units p/ha set out in the Settlement Capacity Audit of Zoned Land for the area designated within Listowel as L-6 of the Kerry County Development Plan 2022-2028. The Board was not satisfied the proposed development would comply with Objective LIS 11, to facilitate the development of 415 residential units within the town boundary given the appeal site is located within the town development boundary of Listowel Town, in an area zoned R1 – New/proposed Residential Phase 1 of the Kerry County Development Plan 2022-2028. The proposed development would not, therefore, be in accordance with the proper planning and sustainable development of the area.

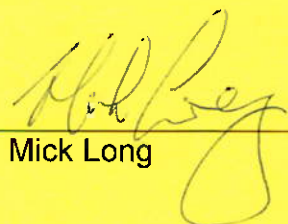
2. In relation to the construction of access roads, footpaths and associated services to facilitate development, the Board is not satisfied that the applicant has demonstrated how the proposed phasing of the infrastructure requirements would be aligned with the delivery of appropriate residential development. The construction of services in advance of the overall site development would represent a piecemeal and premature approach to the development and would not, therefore, be in accordance with the proper planning and sustainable development of the area.

**Note:**

In deciding not to accept the Inspector's recommendation, the Board did not agree that the density proposed for the site based on the exclusion of the existing public open space and landscaping which serves the wider Ashfield residential development was appropriate having regard to the planning history of the site. The Board noted that the planning policy of the County Development Plan seeks to increase residential densities to comply with the 'Sustainable Residential Development in Urban Areas Guidelines' and further noted that Section 3.3.4 Table 3.6 of the updated 2024 Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities outlines that densities in the range of 25 dph to 40 dph shall generally be applied at the edge of small to medium sized towns.

The Board also identified concerns in relation to the proposed quantum of parking indicated on the outline drawings submitted with the appeal and would refer to Development Management Standard 1.20.7 of the Kerry County Development Plan 2022-2028. Given the substantive nature of the reason for refusal and the nature of the outline permission sought, the Board did not consider this issue further.

**Board Member**



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Mick Long

**Date:** 27/11/2024