



An  
Bord  
Pleanála

**Board Direction**  
**BD-016429-24**  
**ABP-317591-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/05/2024.

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

#### **Reasons and Considerations**

1. The Board considered that there are deficiencies in the road network serving the site and surrounding area at (i) Woodlawn Terrace, and (ii) Hillview East, due to inadequate width, pedestrian provision, streetlighting, surfacing as well as sightlines from Hillview East onto Woodlawn Terrace. The proposed development of an additional four housing units, therefore, constitutes a traffic hazard in terms of both traffic and pedestrian safety and is contrary to Sub-Section 1.5.4.1 of Development Management Standards contained in Volume 6 of the Kerry County Development Plan 2022-2028, and, also to the proper planning and sustainable development of the area.
2. The proposed development by reason of its layout and form would be discordant with the established urban grain, out of character with the general pattern of development in the area and, therefore, contrary to the proper planning and sustainable development of the area.

**Note:** The Board also considered that insufficient details had been provided in respect of surface water run-off as well as management of the sewerage pumping station. However, in light of the substantive reasons for refusal, the Board decided not to pursue these matters further.

**Board Member**

  
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Joe Boland

**Date:** 28/05/2024