

An
Bord
Pleanála

Board Direction
BD-016015-24
ABP-318129-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/04/2024.

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 location, layout, scale and design, the Board considers that the proposed development, including the development to be retained, would not give rise to unacceptable impacts on visual and residential amenity or the creation of traffic hazards, would be in keeping with the existing pattern of development, and, would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

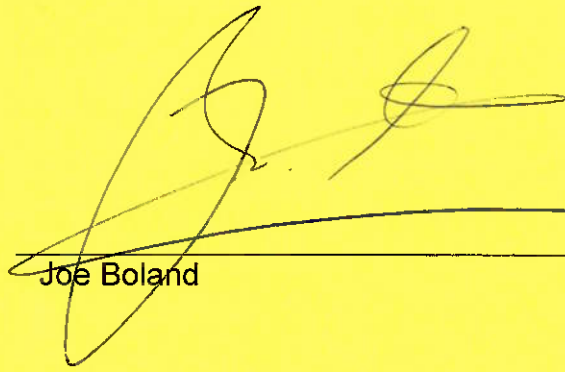
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| 1. | The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 08/05/2023 and as revised on 09/08/2023 except as may otherwise be required in order to comply with the following conditions. Where such |
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	<p>conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>The existing dwelling and proposed extension shall be jointly occupied as a single residential unit and the extension shall not be sold, let or otherwise transferred or conveyed, save as part of the dwelling.</p> <p>Reason: To restrict the use of the extension in the interest of residential amenity.</p>
3.	<p>The external finishes of the proposed extension (including roof tiles/slates) shall be the same as those of the existing dwelling in respect of colour and texture.</p> <p>Reason: In the interest of visual amenity.</p>
4.	<p>The domestic shed to be retained shall be used solely for that purpose only and not for any other purposes.</p> <p>Reason: To protect the amenities of property in the vicinity.</p>
5.	<p>The water supply and drainage arrangements, including the alleviation and disposal of surface water shall comply with the requirements of the planning authority for such works.</p> <p>Reason: In the interests of public health.</p>
6.	<p>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</p>

application of the terms of the Scheme.

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.

Board Member

A handwritten signature in black ink, appearing to read 'Joe Boland', written over a horizontal line.

Joe Boland

Date: 09/04/2024