



An  
Bord  
Pleanála

**Board Direction**  
**BD-016646-24**  
**ABP-318218-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/06/2024.

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 and the nature, extent and location of the proposed development, it is considered that, subject to compliance with the conditions set out below, the development to be retained and proposed development would not be visually intrusive and would not seriously injure the amenities of the area or of property in the vicinity. The development to be retained and proposed development would, therefore, be in accordance with the proper planning and development of the area.

**Conditions**

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 submitted on the 30<sup>th</sup> day of August 2023, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the

developer shall agree such details in writing with the planning authority and the development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. The domestic garage and store to be retained shall be solely for use incidental to the dwelling house and not for any commercial, or agricultural purposes or for human habitation.

**Reason:** In the interest of residential amenity.

3. A landscaping plan shall be submitted to and agreed in writing with the planning authority within three months of the grant of planning permission, and shall include details of additional planting of native tree and shrub species in the vicinity of the garage and store to provide screening of the structure from the west. Planting shall take place in the first planting season following the date of grant of planning permission.

**Reason:** In the interest of visual amenity.

4. Any external lighting shall be cowled and directed away from the public roadway and nearby dwellings and shall also not be visible from any point more than 100metres away from the light.

**Reason:** In the interest of traffic safety, amenity and to control light pollution in the rural environment.

5. Details of the arrangements for disposal of wastewater from the garage shall be submitted to and agreed in writing with the planning authority before construction of same commences and shall be implemented to the satisfaction of the planning authority.

**Reason:** In the interest of public health.

6. Surface water drainage arrangements shall comply with the requirements of the planning authority for such services and works.

**Reason:** In the interest of public health.

7. The ground floor of the garage shall be used for private craft studio/home office and storage purposes incidental to the use of the dwelling only, and shall not be let out or sold separately from the overall property, and shall not be used for any commercial or agricultural purposes or for human habitation.

**Reason:** In the interest of residential amenity.

**Board Member**



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Peter Mullan

**Date:** 18/06/2024