

An
Bord
Pleanála

Board Direction
BD-019199-25
ABP-321298-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/03/2025.

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

Reasons and Considerations

The design and layout of the maisonettes/duplexes, which comprise c.46% of the total number of residential units within the proposed development, are poorly considered with respect to their relationship with private/communal amenity and open spaces provided within the scheme.

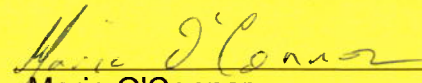
The Board considered that there is a lack of communal open space to serve the duplex/maisonette units and the design and quality of the private open space for the first floor duplexes, which are of minimum size with the overhanging balcony to the front of buildings, and for ground floor duplexes, which are generally under the overhead balcony, directly adjacent to the public realm and with no privacy strip, would not compensate for the lack of communal open space and would result in a substandard level of amenity for future residents.

The proposed development, by reason of its inadequate qualitative and quantitative provision of both private and communal open space for the maisonettes/duplexes, would conflict with the provisions of the Kerry County Development Plan 2022-2028, incorporating the Tralee Town Development Plan and with the minimum standards recommended in the Sustainable Residential

Development and Compact Settlements, Guidelines for Planning Authorities, 2024 and the Sustainable Urban Housing, Design Standards for New Apartments, Guidelines for Planning Authorities, 2023.

The proposed development therefore is contrary to the proper planning and sustainable development of the area.

Board Member


Marie O'Connor

Date: 19/03/2025