

An
Bord
Pleanála

Board Direction
BD-019460-25
ABP-321681-25

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/04/2025.

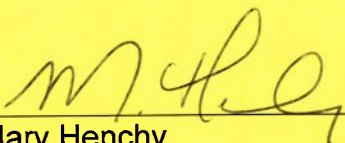
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

The reconfigured apartment unit proposed for retention is considered to be substandard in relation to the provision of daylight, sunlight and aspect, having regard to the lack of external windows serving Bedrooms 2 and 3. As such, the development proposed for retention is contrary to the standards as set out in the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (December 2022) and is contrary to Policy KCDP 4-40 of the Kerry County Development Plan 2022-2028.

Note: The proposed unit for retention is below the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (December 2022) minimum floor area for a three-bed apartment. The Board may have pursued this issue further if it was not for the substantive reason for refusal above.

Board Member


Mary Henchy

Date: 14/04/2025