

An  
Coimisiún  
Pleanála

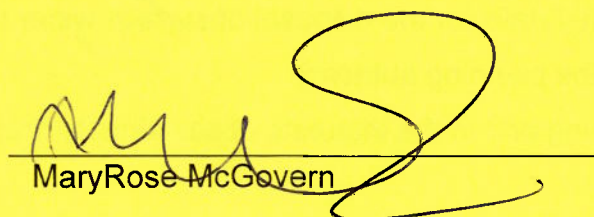
**Direction**  
**CD-020531-25**  
**ABP-322558-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 25/08/2025.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

**Planning**

**Commissioner:**

  
Mary Rose McGovern

**Date:** 25/08/2025

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations**

Having regard to the provisions of the Kerry County Development Plan 2022-28, the mixed-use zoning of the site, the nature, scale, siting, and design of the proposed development, and the characteristics of the site as a whole, it is considered that subject to compliance with the conditions set out below, the proposed development would not have any significant adverse impact on the amenities of adjoining properties, or on visual amenity, would not be prejudicial to public health or to the environment, and would be in accordance with the proper planning and sustainable 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 received by the planning authority on the 10<sup>th</sup> day of March 2025 and the 4<sup>th</sup> day of April 2025, 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 prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

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

2. The disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development, the developer shall submit details for the disposal of surface water from the site, for the written agreement of the planning authority.

**Reason:** To prevent flooding and in the interests of sustainable drainage.

3. All external finishes shall harmonise with the existing building.

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

4. Site development and building works shall be carried out between the hours of 0700 to 1900 from Mondays to Fridays inclusive, between 0800 and 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority.

**Reason:** To safeguard the amenity of property in the vicinity.



5 Prior to commencement of works, the developer shall submit to, and agree in writing with the planning authority, a Construction Management Plan, which shall be adhered to during construction. This plan shall provide details of intended construction practice for the development, including hours of working, noise and dust management measures and off-site disposal of construction/demolition waste.

**Reason:** In the interest of public safety and amenity.