

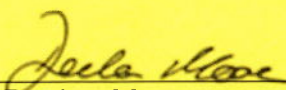
An
Coimisiún
Pleanála

Direction
CD-020732-25
ABP-322561-25

The submissions on this file and the Inspector's report were considered at a meeting held on 19/09/2025.

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

Planning Commissioner:


Declan Moore

Date: 19/09/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Having regard to the prominent location of the site, giving onto the main thoroughfare through Ardfert, which is on the Register of Monuments and Places as a Medieval Town, and which is a significant tourist destination in north Kerry, it is considered that the bulk, scale and three-storey nature of the proposed development, would be incongruous in terms of its design, would be out of character with the streetscape and would set an undesirable precedent for future development in this area. The proposed development would seriously injure the visual amenities of the area, and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development by reason of its inadequate qualitative and quantitative provision of both private and communal open space for the apartments conflicts with the provisions of Policy Sections 1.5.4.4, 1.5.4.6, 1.5.5 & 1.5.5.3 of The Development Management Standards in Volume 6 of the Kerry County Development Plan 2022-2028 and with the minimum standards recommended in the Sustainable Residential Development 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.