

An
Coimisiún
Pleanála

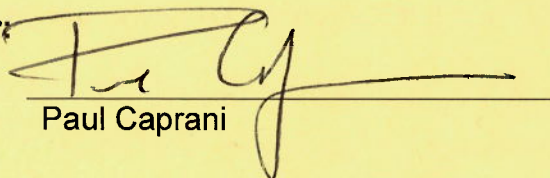
Direction
CD-020759-25
ABP-322601-25

The submissions on this file and the Inspector's report were considered at a meeting held on 23/09/2025.

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

Planning

Commissioner:


Paul Caprani

Date: 23/09/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. On the basis of the information submitted with the application and appeal, the Commission was not satisfied the proposed development would be fully in compliance with Section 13.2.4 of Volume 1 of the Kerry County Development Plan 2022-2028, which requires the application of SuDS in new developments and proposals to extend existing developments. The commission is concerned that the development as proposed could exacerbate and accentuate flooding in the area in the absence of a more detailed and comprehensive sustainable surface water and storm water disposal arrangements. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development, by reason of the lack of permeability together the lack of quality public open space incorporating improved biodiversity would conflict with the provisions of section 11.2.6 of the current Kerry County Council Development Plan current development plan for the area and the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024). The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

Note: In deciding not to incorporate the inspectors final reason for refusal, the Commission considered, in the context of encouraging more sustainable modes of transport including cycling and walking, that one car parking space per residential unit was acceptable in the instance and that visitor car parking spaces were not an essential requirement particularly as there is currently no controlled on street parking arrangements proposed on site or in the immediate vicinity of the site.

The Board also noted the new issue raised by the inspector but having regard to the substantive reasons for refusal decided not to pursue this issue.