

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Kerry County

Planning Register Reference Number: 15/643 (Killarney)

An Bord Pleanála Reference Number: PL 08.245882

APPEAL by Bernadette O'Sullivan Carroll and Robert Carroll of Ballybeg, Currow, Killarney, County Kerry against the decision made on the 16th day of November, 2015 by Kerry County Council to grant subject to conditions a permission to Marian Dunleavy care of Billy Horan of Knockeenahone, Scartoglin, Killarney, County Kerry.

PROPOSED DEVELOPMENT: Construction of a single storey style dwelling serviced by a septic tank, proprietary intermittent filter system and soil polishing filter at Ballybeg, Currow, Killarney, County Kerry.

DECISION

REFUSE permission for the above proposed development based on the reasons and considerations set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

Notwithstanding the applicant's legitimate housing need and connection with the area, the Board considered that the proposal is premature given that the road onto which access is proposed is, in its present condition, seriously substandard in terms of width and alignment to an extent which renders it unsuitable to carry further traffic without improvement works being carried out. The proposed development would, therefore, endanger public safety by reason of traffic hazard. Furthermore, having regard to the submissions made with the application and response to the appeal, the Board is not satisfied that other possible options for the location of a site for the applicant on the family landholding , and which may provide a more suitable location for a house, have been fully investigated.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2016.