

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Kerry County

Planning Register Reference Number: 16/157

An Bord Pleanála Reference Number: PL 08.247652

APPEAL by David Butler and Irene O'Driscoll care of David Moriarty and Associates of Room 4, Collis Sandes House, Oakpark, Tralee, County Kerry against the decision made on the 4th day of November, 2016 by Kerry County Council to refuse permission.

PROPOSED DEVELOPMENT: A one and a half storey domestic dwellinghouse, garage, entrance and access drive and a mechanical aeration unit and soil polishing filter and all ancillary site works at Rathmorrel, Causeway, 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

Having regard to the requirement to remove a substantial amount of hedgerow to achieve sight distances to the east and having regard to the location of the proposed dwelling in a central location in the landholding, the Board was not satisfied that a more suitable location, incorporating clustering with existing buildings could not be identified in family land that would not have had a lesser impact on the rural landscape. The proposed development would, therefore, seriously injure the visual and rural amenities of the area and would be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2017.