

Board Order PL 08.248264

Planning and Development Acts 2000 to 2017

Planning Authority: Kerry County Council

Planning Register Reference Number: 17/6

Appeal by Eamon and Angela Kelly care of Donal O'Connell of 3 Summerville Park, Rathmines, Dublin against the decision made on the 3rd day of March, 2017 by Kerry County Council to refuse permission.

Proposed Development: The construction of four dormer style dwellinghouses including the development of an entrance and access road with associated site development works at Reenrusheen, Caherciveen, County Kerry.

Decision

REFUSE permission for the above proposed development in accordance with 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 planning history of the site, it is considered that the proposed development, which provides for residential development on a greenfield site outside the town boundary, in accordance with the Cahersiveen, Waterville and Sneem Functional Areas Local Area Plan, 2013 – 2019, would be contrary to the National Spatial Strategy, 2002 – 2020, and the Sustainable Residential Development in Urban Areas Guidelines, 2009, and Section 3.1.2 of the Kerry County Development Plan, 2015-2021, where it is the objective to consolidate urban areas and minimise urban sprawl. The proposed development would give rise to the "leap-frogging" of residential zoned lands closer to the town centre and would serve to undermine the planned approach to residential development in the town. The proposed development would, therefore, 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

PL 08.248264 Board Order Page 2 of 2