



---

**Planning and Development Acts 2000 to 2018**

**Planning Authority: Kerry County Council**

**Planning Register Reference Number: 18/160**

**APPEAL** by Timmy O'Leary care of Griffin Project Management of 51 New Street, Killarney, County Kerry against the decision made on the 17<sup>th</sup> day of April, 2018 by Kerry County Council to refuse permission to the said Timmy O'Leary.

**Proposed Development** Construct one number dwelling house at Ardnamweely, Saint Brendan's Place, Killarney, 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**

1. Having regard to the location of the site to the rear of Saint Brendan's Place and to the pattern of development in the vicinity, it is considered that the proposed development, by reason of its layout, design and associated restricted access, would constitute undesirable backland development on a confined site which would result in a substandard level of residential amenity for prospective occupants and would seriously injure the amenities and depreciate the value of property in the vicinity.
2. It is considered that the construction of the proposed dwelling house at this location would be premature pending the preparation of a strategy for the development of the area. The proposed development would, therefore, result in piecemeal development which would prejudice the future development of land zoned for residential development located adjacent to the application site. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

---

**Terry Ó Niadh**

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

**Dated this            day of            2018.**