

**Planning and Development Acts 2000 to 2020**

**Planning Authority: Kerry County Council**

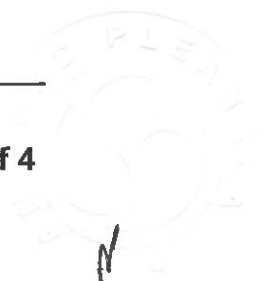
**Planning Register Reference Number: 20/1137**

**Appeal** by Tommy Griffin and Claire Cassidy care of Ger O’Keeffe Consulting Engineers Limited of Friary Lane/4 Day Place, Tralee, County Kerry against the decision made on the 27<sup>th</sup> day of January, 2021 by Kerry County Council to grant subject to conditions a permission to Jimmy Litchfield care of Brendan O’Connell and Associates of 11 Gas Terrace (Old Prospect House), Tralee, County Kerry in accordance with plans and particulars lodged with the said Council:

**Proposed Development:** Retain and complete existing dwelling and all associated site works, all at 33 Saint Brendan’s Park, Tralee, County Kerry.

**Decision**

**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions 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 Tralee Town Plan, 2009 – 2015 (extended) and to the planning history of the site and nearby comparable sites, it is considered that, subject to compliance with the conditions set out below, the proposed dwelling house would comply with the residential zoning of the area, would be compatible with the emerging streetscape and the visual amenities of the area and would also be acceptable in terms of pedestrian and traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## **Conditions**

1. The development shall be retained, carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be retained, carried out and completed in accordance with the agreed particulars.



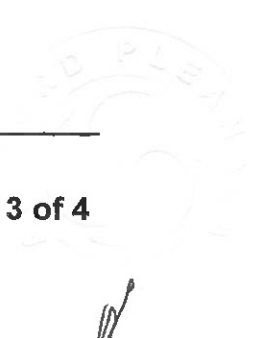
**Reason:** In the interest of clarity.

2. (a) A landscaping scheme for the site shall be prepared showing hard and soft landscaping proposals. Hard landscaping shall include details of the boundary walls to be retained and/or built, front entrance gates, and two off-street car parking spaces. Soft landscaping shall include the planting of native Irish trees and/or hedging plants.
- (b) Drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority within three months of the date of this Order.

**Reason:** In the interests of visual amenity and in order to comply with car parking standards.

3. Drainage arrangements including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of public health and surface water management.



4. Prior to recommencement of development, the developer shall enter into water and/or wastewater connection agreement(s) with Irish Water.

**Reason:** In the interest of public health.

*Terry Prendergast*

**Terry Prendergast**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**

Dated this *27<sup>th</sup>* day of *July* 2021.

