



An
Bord
Pleanála

Board Order
ABP-309793-21

Planning and Development Acts 2000 to 2020

Planning Authority: Kerry County Council

Planning Register Reference Number: 20/699

APPEAL by Mandy Hogan of 3 Radharc na Mara, An Choill, Dingle, County Kerry and by Astogo Holdings Limited care of Robert Curley of Olympus, 51 Drumcondra Road Lower, Drumcondra, Dublin against the decision made on the 3rd day of March, 2021 by Kerry County Council to grant subject to conditions a permission to An Choill Developments Limited care of O'Sullivan Architecture of Béal Tra, Barrow East, Tralee, County Kerry.

Proposed Development: (1) Construction of five number two bedroom dwellinghouses, 22 number three bedroom dwellinghouses, four number four bedroom dwellinghouses, two number two bedroom apartments and 10 number one bedroom apartments to be comprised of one two-storey terrace containing seven dwellings, 24 two-storey semi-detached dwellings and three two-storey apartment buildings, and (2) associated site development and service works including site entrance works, pedestrian access works, service roadways, footpaths, parking areas, lighting, landscaping, ancillary works and connection to public sewer, all at The Wood, Dingle, County Kerry. The proposed development was revised by further public notices received by the planning authority on the 4th day of February, 2021.

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

Having regard to:

- the layout of the proposed development culminating in the provision of a substantial number of the residential units backing northwards onto High Road,
- the lack of a buffer between the public road and proposed housing,
- the proximity of the houses at the northern end of the site to the public road,
- the reduction in ground levels at this location,
- the provision of a high roadside boundary wall and the resulting poor standard of private amenity spaces,

- the provision of public spaces beyond the central open space within the site presenting as car-dominated parking and road space, providing for a poor standard of public amenity space, and
- the poor standard of landscape design,

it is considered that the proposed development would provide a substandard form of accommodation for future occupiers in terms of residential amenity, would give rise to a poor standard of development, and would be out of character with the pattern of development in the area. The proposed development would, therefore, seriously injure the amenities of the area and would be contrary to the proper planning and sustainable development of the area.



Michelle Fagan

Member of An Bord Pleanála

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

Dated this 13th day of September 2021.

