



Planning and Development Acts 2000 to 2022

Planning Authority: Kerry County Council

Planning Register Reference Number: 23544

APPEAL by Joan O'Mahony care of Griffin Project Management of 51 New Street, Killarney, County Kerry against the decision made on the 4th day of July, 2023 by Kerry County Council to refuse permission.

Proposed Development: (1) Construct four number dwelling house complete with services and ancillary site works and (2) upgrade existing access road and services, all in accordance with plans and particulars, Hillview East, Ballycasheen, Killarney, County Kerry.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

1. The Board considered that there are deficiencies in the road network serving the site and surrounding area at (i) Woodlawn Terrace, and (ii) Hillview East, due to inadequate width, pedestrian provision, streetlighting, and surfacing, as well as sightlines from Hillview East onto Woodlawn Terrace. The proposed development of an additional four housing units, therefore, constitutes a traffic hazard in terms of both traffic and pedestrian safety and is, therefore, contrary to Sub-Section 1.5.4.1 of Development Management Standards contained in Volume 6 of the Kerry County Development Plan 2022-2028, and to the proper planning and sustainable development of the area.
2. The proposed development by reason of its layout and form would be discordant with the established urban grain, out of character with the general pattern of development in the area and, therefore, contrary to the proper planning and sustainable development of the area.



Joe Boland

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

Dated this 30TH day of May 2024.