

An  
Bord  
Pleanála

**Board Order**  
**ABP-319554-24**

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Kerry County Council**

**Planning Register Reference Number: 2360172**

**APPEAL** by Timothy O'Reilly of Salmon Lodge, Killowen, Kenmare, County Kerry against the decision made on the 28<sup>th</sup> day of March 2024 by Kerry County Council to grant, subject to conditions, a permission to Sandra Downing care of RCE, Rock Road, Killarney, County Kerry, in accordance with the plans and particulars submitted to the said Council.

**Proposed Development:** Construction of a new dwelling house with connection to wastewater treatment system and all associated site services at Gortnaboul Lower, Kenmare, County Kerry.

## **Decision**

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

## Reasons and Considerations

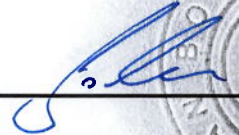
Having regard to the already heavily developed cul-de-sac, with numerous residential properties along it, the Board considered that the proposed development would be a further extension and intensification of that pattern of development on a substandard road in terms of its capacity, width, alignment and surface which would render it unsuitable to carry increased road traffic likely to result from the proposed development. The proposed development would endanger public safety by reason of traffic hazard or obstruction of road users or otherwise and would, therefore, be contrary to the proper planning and sustainable development of the area.

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**Stephen Bohan**

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

Dated this 20<sup>th</sup> day of May 2025.