



An
Coimisiún
Pleanála

Commission Order
ABP-322561-25

Planning and Development Act 2000, as amended

Planning Authority: Kerry County Council

Planning Register Reference Number: 2560129

APPEAL by Gearoid Sheehan care of Declan Noonan and Associates of Upper Main Street, Dingle, County Kerry against the decision made on the 23rd day of April 2025 by Kerry County Council to refuse permission.

Proposed Development: Permission to construct an apartment block consisting of 10 number two-bedroom living units, served by associated car parking and an internal bicycle and wheeled bin store, the units shall be connected to all public services and also to include all associated site works Farranwillian, Ardfer, Tralee 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 prominent location of the site, giving onto the main thoroughfare through Ardfert, which is on the Register of Monuments and Places as a Medieval Town, and which is a significant tourist destination in north Kerry, it is considered that the bulk, scale and three-storey nature of the proposed development would be incongruous in terms of its design, would be out of character with the streetscape and would set an undesirable precedent for future development in this area. The proposed development would seriously injure the visual amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

The proposed development, by reason of its inadequate qualitative and quantitative provision of both private and communal open space for the apartments, conflicts with the provisions of Policy Sections 1.5.4.4 (Public Open Space), 1.5.4.6 (Private Open Space), 1.5.5 (Apartment Standards) and 1.5.5.3 (Communal Open Space) of The Development Management Standards in Volume 6 of the Kerry County Development Plan 2022-2028 and with the minimum standards recommended in the Sustainable Residential Development Compact Settlements, Guidelines for Planning Authorities, 2024 and the Sustainable Urban Housing, Design Standards for New Apartments, Guidelines for Planning Authorities, 2023. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Eamonn James Kelly

Eamonn Kelly

Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this *22nd* day of *September*, 2025.