



An  
Bord  
Pleanála

**Board Direction**  
**BD-003307-19**  
**ABP-303927-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on June 17<sup>th</sup> 2019.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

1. The site of the subject development is located in an area subject to the zoning objective 'Existing Residential' in the current Killarney Town Development Plan, where the objective is to provide for and improve residential amenities. Furthermore, it is an objective of the Kerry County Development Plan 2015-2021 to permit childcare facilities in existing residential areas provided that they do not have a significant impact on the character or amenities of an area, particularly with regard to car parking, traffic generation and noise disturbance, and to require the retention of a significant residential element where proposed facilities relate to properties which have been designed and built as dwellings and are surrounded by other houses (Objective SC-23). Having regard to the significantly increased scale and intensification of the facility over that which was permitted under planning permission register reference number PP93/2467 (An Bord Pleanála reference number PL63.091650), and to the removal of all the residential use within "Bradgate", it is considered that the development for which retention is sought seriously injures the amenities of residential property in the vicinity, particularly by reason of incompatible on-street parking and traffic

generation, and directly conflicts with the Development Plan objective by the removal of the residential use in the building. The development for which retention is sought is, therefore, contrary to the proper planning and sustainable development of the area.

2. Having regard to the location of the subject site on the heavily trafficked (both vehicular and pedestrian) Countess Road, immediately adjacent the Countess Road/Rookery Road junction, and the significant deficiency in the provision of on-site car parking, it is considered that, notwithstanding the provision of parking bays / set-down area across the frontage of “Bradgate” and “Sallywood”, the development for which retention is sought, together with the proposed parking bays / set-down area, would generate conflicting traffic movements and on-street parking and would, thereby, endanger public safety by reason of traffic hazard and obstruction of road users, including vulnerable pedestrian users of the adjacent footpaths. The subject development would therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 17<sup>th</sup> June 2019

---

Philip Jones