



An
Bord
Pleanála

Board Direction
BD-003749-19
ABP-304230-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on **09/08/2019**.

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

Reasons and Considerations

1. Having regard to the hydrological link between the site and the Natura 2000 sites in Tralee Bay, the applicant has failed to submit sufficient information with respect to existing materials on the site, the risk to water quality in the stream passing the site, and the likelihood of significant effects upon the Conservation Objectives of the Natura 2000 sites to facilitate the Board in conducting a Stage 1 Screening Exercise of the proposal for the purposes of Appropriate Assessment. The Board is precluded from considering a grant of permission in such circumstances.
2. Having regard to the C2.1 industrial/enterprise/employment zoning of the site in the Tralee Municipal Local Area Plan 2018 - 2024, its redevelopment to provide a car park would represent a sub-optimal outcome for a site that is well-placed for future employment usage. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. Having regard to the car parking standards set out in the Kerry County Development Plan 2015 – 2021, the prospective user of the proposed car park already has a car park to the north of the site which exceeds these standards, and so the additional spaces now envisaged would cause the level of overprovision to increase markedly. This would be contrary to Objective RD-14 of the County Development Plan, which promotes the adoption of sustainable modes of transport. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

4. Having regard to the traffic that would be generated by the proposal during both its construction and operational phases, and having regard to the proposed means of access to the site, which would utilise an existing shared access point off the heavily trafficked Castlemaine Road (N86), the applicant has failed to demonstrate by means of a traffic assessment that the junction between this access point and the N86 would be capable of accommodating the additional traffic that would be generated. Furthermore, and having regard to Objective RD-16 of the Kerry County Development Plan 2015 – 2021, the applicant has not submitted, a workplace travel plan on behalf of the prospective user of the proposed car park. In the absence of such a plan, the applicant has failed to demonstrate that non-car-based travel to work options have been either explored or promoted. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

5. Having regard to the identified high probability of fluvial and coastal flooding of the site, which places it in Flood Zone A under the Planning System and Flood Risk Management Guidelines, and to the less vulnerable classification of the proposed car park development under these same Guidelines, the applicant has failed to demonstrate by means of a site-specific flood risk assessment that the proposal would not heighten the flood risk of the site and, by extension, the surrounding area. The proposed development would,

therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 09/08/2019

John Connolly