



An  
Bord  
Pleanála

**Board Direction**  
**BD-006881-20**  
**ABP-307767-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/11/2020.

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 location of the proposed development which shall require access across the Tralee-Fenit Greenway it is considered that the proposed development would endanger public safety by reason of conflicting vehicular, cyclist and pedestrian movements, would detract from the amenity value of the greenway and would therefore be inconsistent with the objectives of the Tralee Municipal District Local Area Plan which seek the sustainable development of the Tralee-Fenit Greenway.

**Note:** The Board noted and shared the opinion of the Inspector as set out in the 2<sup>nd</sup> reason for refusal in the Inspector's report namely "Having regard to the location of the site within lands zoned for R4 – Strategic Residential Reserve in the current Tralee Municipal District Local Area Plan it is considered that the proposed development would constitute inappropriate piecemeal development which would prejudice the co-ordinated development of the zoned lands. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area". However, the Board decided not to include this as an additional reason on the basis that this was considered to be a new issue and having regard to the substantial reason for refusal above.

**Board Member**

**Date:** 06/11/2020

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Stephen Bohan