

An  
Bord  
Pleanála

**Board Direction**  
**BD-009134-21**  
**ABP-309856-21**

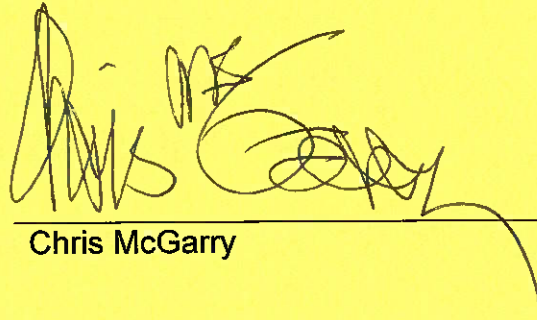
The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/09/2021.

The Board decided by a majority of 2:1 to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

The proposed development which as described in the statutory notices would comprise the development of office accommodation, would be contrary to Policy Objective OP03 of the Tralee Town Development Plan 2009-2015 as extended, which is to 'prohibit office development that is outside the town centre that is of a type and scale appropriate to the town centre'. The proposed development as described in the statutory notices would be inconsistent with this objective of the development plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area. Furthermore, having regard to the planning history of the landholding and on the basis of the documentation on file, including the submissions of the planning authority, it appears to the Board that the proposed development relates to a site whereon the use of certain recently permitted buildings are unauthorised by reference to the nature of their current occupation or the current agreed leasing for occupation, and that the proposed office development would facilitate the consolidation and intensification of the said unauthorised use. Accordingly, it is considered inappropriate that the Board should consider the grant of permission for the proposed development in such circumstances.

**Board Member**



Chris McGarry

**Date:** 22/09/2021