

**An
Bord
Pleanála**

**Board Direction
BD-014343-23
ABP-312009-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/10/2023.

The Board decided to refuse permission for the following reasons and considerations.


Reasons and Considerations

Having regard to the proposed industrial and residential use on the site, and the provisions of the Kerry County Development Plan, the Board were not satisfied that, the retention of and proposed industrial development, with an intensification of operations, would not seriously injure the residential amenities of the property immediately to the west and the adjacent house on the road frontage. The Board considered that the proposed development would represent overdevelopment of the site and had concerns for the wider capacity of the site to facilitate the increased traffic expected on foot of the development and would not be acceptable in terms of traffic safety capacity. The Board also had concerns in relation to visual amenity from the proposed development of the tower and viewing balcony at the third floor of the development. The proposed development would therefore not be in accordance with the proper planning and sustainable development of the area.

In not accepting the recommendation of the Inspector the Board was not satisfied the proposed industrial development would not severely impact on the adjacent

residential development, would not have capacity to cater for the intensified use and that the tower development would not impact on visual amenity of the area.

Board Member


Mick Long

Date: 10/11/2023