

An
Bord
Pleanála

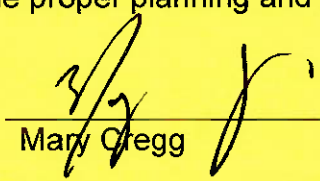
Board Direction
BD-015007-24
ABP-314922-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/01/2024. 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 nature and layout of the proposed building, with a store proposed at ground floor level, the Board is not satisfied that the proposed development would be in accordance with the provisions of the Kerry County Development Plan 2022-2028 as it relates to the town of Killarney in terms of facilitating the sustainable regeneration and renewal of sites in the town centre and the revitalisation of the public realm and laneways in Killarney. The proposed ground floor store, and the eastern façade of the proposed building, would result in a closed and inactive elevation onto the public realm area of Dodd's Lane, and would not support the revitalisation of the area or facilitate the regeneration of retail in Killarney Town Centre, contrary to Objectives KA 10, KA 35, KA 37 and KA 44 of the Kerry County Development Plan 2022-2028. It is considered that the proposed development would be out of character with the pattern of development in the area and would militate against the provision of an attractive pedestrian environment and would thereby constitute a substandard form of development which would not contribute to the revitalisation of Dodd's Lane. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member


Mary Cregg

Date: 15/01/2024