

An
Bord
Pleanála

Board Direction
BD-016853-24
ABP-318725-23

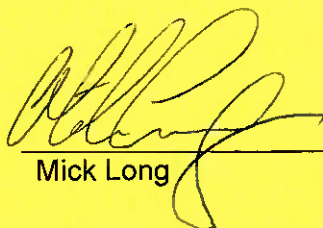
The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/06/2024.

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

Reasons and Considerations

Having regard to the purpose, form and layout of the proposed development and the lack of details provided on ventilation infrastructure, odour impact analysis, kitchens, and ancillary service provisions for customers such as toilets, storage, etc., the Board is not satisfied that the proposed development would provide two functional restaurants within the confines of a restricted plan area, leading to a substandard form of development. Having regard to 4.4.2.3 and 4.4.4.3.1 of Kerry County Development Plan 2022-2028 with an objective to maintain an appropriate mix of uses and protect night-time amenities and to promote a healthier and more active lifestyle and to prevent an excessive concentration of takeaways and to ensure that the intensity of any proposed takeaway is in keeping with both the scale of the building and the pattern of development in the area, the siting of the an additional two restaurant / takeaway units within a small shopping centre within which there is already an established takeaway unit would constitute an excessive concentration of takeaways at this location and would be contrary to KCDP 4-68 of Kerry County Development Plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member


Mick Long

Date: 27/06/2024