

An
Bord
Pleanála

Board Direction
BD-019792-25
ABP-319655-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/05/2025.

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

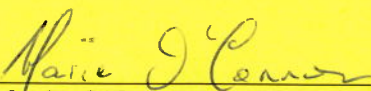
Reasons and Considerations

1. Having regard to the Kerry County Development Plan 2022-2028 and section 1.20 Transport, Movement & Parking Standards, Table 4 Parking Requirements of Volume 6 Development Management Standards and Guidelines the Board was not satisfied that the applicant has demonstrated that an adequate quantum of carparking spaces, drop off/pick up facilities and loading/unloading areas has been proposed in relation to the industrial use of the site. In addition, the Board were not satisfied that the applicant had demonstrated sufficient legal estate or interest in the land identified as Site B, or the approval of the person who has such sufficient legal estate or interest to enable the applicant to carry out the proposed works on the land identified as Site B to provide the proposed car parking. The Board considered that in the absence of an overall plan for carparking and site servicing that the retention of the alterations to the workshop and the proposed construction of extensions to the buildings on the site would lead to conditions which would be prejudicial to public safety by reason of traffic hazard on the road in the vicinity and would be contrary to proper planning and sustainable development of the area.

Note:

The Board noted and agreed with the Inspector that there was a lack of clarity in the submitted information in relation to the structures on-site and to be retained/constructed and in relation to the implementation of the previous grant of permission, particularly in relation to laneway upgrade, carparking arrangements and wastewater treatment, however, given the substantive reason for refusal the Board did not consider it necessary to pursue this matter further.

Board Member


Marie O'Connor

Date: 28/05/2025