

An  
Bord  
Pleanála

**Board Direction**  
**BD-019758-25**  
**ABP-319956-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/05/2025.

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

### **Reasons and Considerations**

Having regard to the location of the proposed development within an area designated as an opportunity site (John Joe Sheehy Road) and masterplan area, within the Tralee Town Development Plan (Volume 2) of the Kerry County Development Plan 2022-2028, and in the absence of said masterplan for the opportunity site, it is considered that the proposed development of the site in isolation would represent piecemeal development which would be contrary to objectives TR 40 (John Joe Sheehy Road Masterplan Area) and TR 41 (Opportunity Sites) of the Tralee Town Development Plan which seek to develop the subject lands in a coordinated, cohesive and coordinated manner. It is, therefore, considered that the proposed development would be contrary to the proper planning and sustainable development of the area.

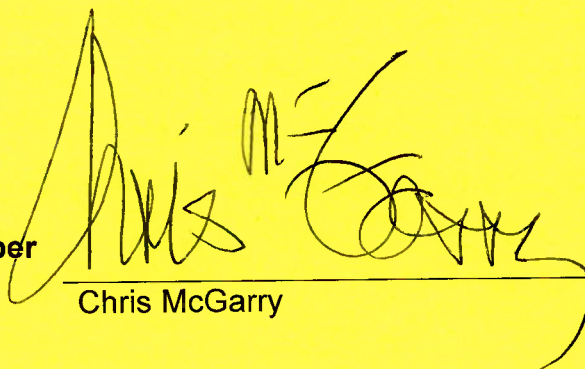
### **Note:**

The Board noted and shared the opinion of the inspector that the design and layout of the apartment units are substandard (para. 7.12 of the inspector's report refers).

Ordinarily the Board would have considered this as a reason for refusal. However having regard to the fact that this would constitute a new issue in the context of the appeal and noting the substantive reason for refusal as set out above, it was decided not to pursue this issue in the context of the current appeal.

The Board also noted and shared the opinion of the inspector that inadequate information had been submitted with the application on the issue of turning area within the site for delivery vehicles. (para 7.13 of the inspector's report refers). On this matter the Board further considered that having regard to the particulars of the site layout to the rear of the proposed building, to the proposed parking arrangement and the absence of specific allocated area for servicing and deliveries access for the overall scheme, including the apartments and the separate storage/retail unit, the proposed development would comprise a substandard operational layout with inadequate segregated turning space and safe movement of vehicles within the site. Ordinarily, this would have warranted a refusal of permission or at the least a request for further information. However, having regard to the fact that this would constitute a new issue in the context of the appeal and noting the substantive reason for refusal as set out above, it was decided not to pursue this issue in the context of the current appeal.

**Board Member**



Chris McGarry

**Date:** 23/05/2025