

An
Coimisiún
Pleanála

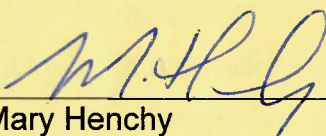
Direction
CD-021583-25
ACP-323557-25

The submissions on this file and the Inspector's report were considered at a meeting held on 16/12/2025.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Planning

Commissioner:


Mary Henchy

Date: 16/12/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the provisions of the Kerry County Development Plan 2022 - 2028, as varied, to the location of the proposed development on lands zoned 'M3 District, Neighbourhood Centre' within the Tralee Municipal District Settlements Plan, where the land use zoning objective seeks to provide for development and enhancement of district centres including for commercial and other uses, and where amusement arcades are considered open to consideration under said zoning, to the nature and location of the proposed change of use within an existing first floor unit that is currently vacant and underutilised, and to the pattern of the development in the

vicinity which comprises of a mix and range of uses in the existing Manor West retail park, it is considered, subject to compliance with the conditions set out below, that the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would not result in a traffic hazard or obstruction of road users and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 21st day of July 2025, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The first-floor external access along the western elevation of the building shall be used as an emergency access only.

Reason: In the interests of clarity and of maintaining the residential amenity of Avondale Court.

3. No advertisement or advertisement structure shall be erected or displayed on the building in such a manner as to be visible from outside the building, unless authorised by a further grant of planning permission.

Reason: In the interest of visual amenity.

4. The sound levels from any loudspeaker announcements, music or other material projected in or from the premises shall be controlled so as to ensure that the sound is not audible in adjoining premises or at two metres from the frontage.

Reason: In the interest of the amenities of the area.

5. The hours of operation of the amusement arcade hereby permitted shall be between 1100 and 2400 hours from Mondays to Sundays inclusive.

Reason: In the interest of residential amenity.