



Planning and Development Acts 2000 to 2018

Planning Authority: Kerry County Council

Planning Register Reference Number: 18/225

APPEAL by Timothy and Elizabeth Cotter of Shronedraugh, Headford, Killarney, County Kerry against the decision made on the 2nd day of August, 2018 by Kerry County Council to grant subject to conditions a permission to Dermot Healy care of Griffin Project Management of 51 New Street, Killarney, County Kerry.

Proposed Development: (1) Change use of existing car sales showroom to storage building and (2) construct new storage building, all at Shronedarragh, Headford, County Kerry as amended by the revised public notice received by the planning authority on the 9th day of July, 2018.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any

submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

1. On the basis of the submissions made in connection with the application and appeal and in the absence of an Appropriate Assessment Screening Report or a Natura impact statement, the Board is not satisfied that the proposed development, individually or in combination with other plans or projects, would not be likely to have a significant effect on the Killarney National Park, Macgillicuddy's Reeks and Caragh River Catchment Special Area Conservation (Site Code: 000365), Blackwater River (Cork/Waterford) Special Area of Conservation (Site Code: 002170) or any other European site in view of the Conservation Objectives for these sites. In such circumstances, the Board is precluded from granting permission.
2. It is considered that the construction of a substantial new storage building in addition to the retention of the existing large storage building on the site would, by reason of height, scale, bulk and massing, constitute overdevelopment of the site, and would seriously injure the visual amenities of the area and the amenities of property in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Maria FitzGerald
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this day of 2019.