



Planning and Development Acts 2000 to 2019

Planning Authority: Kerry County Council

Planning Register Reference Number: 19/976

APPEAL by Killarney Reeks Limited care of BPS Planning Consultants of 23 Saval Park Road, Dalkey, County Dublin against the decision made on the 12th day of November, 2019 by Kerry County Council to refuse permission.

Proposed Development: Demolition of the existing Amber Petrol Station building, which includes two number retail units on the ground floor, and offices on the first floor, removal of existing canopy, and decommissioning and removal of underground fuel tanks and the construction of a 32-bedroom boutique hotel and one number ground floor retail unit, a basement car park and all ancillary site works at Muckcross Road/Ross Road Junction, Scrahane, Killarney, County Kerry.

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. Having regard to the bulk, form, design and external finishes of the proposed development on this prominent site, it is considered that the proposed development would be out of scale and would be visually obtrusive from Flesk Road/Muckcross Road (N71) and that the amenity value of these roads as an important tourist route would be eroded. The proposed development would also be overly dominant and lacking in legibility from Ross Road. The proposed development would, therefore, seriously injure the visual amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development would represent overdevelopment of a restricted corner site, would give rise to an excessive density of development and would, therefore, be contrary to the proper planning and sustainable development of the area.

3. Having regard to the configuration of development on the site, the information submitted with the planning application and the appeal and the location of the site on the national road network, the Board is not satisfied that the proposed development would not adversely affect the operation and safety of the national road network in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Terry Prendergast
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this day of 2020.