

An
Bord
Pleanála

Board Order
ABP-309856-21

Planning and Development Acts 2000 to 2020

Planning Authority: Kerry County Council

Planning Register Reference Number: 20/1081.

Appeal by John Lane & Son (Tralee) of Killierisk Road, Tralee, County Kerry against the decision made on the 12th day of March, 2021 by Kerry County Council to refuse a permission to the said John Lane & Son for the proposed development.

Proposed Development: Construction of a new two-storey building for office accommodation and all ancillary site works, all at Killierisk Road, Killierisk, Tralee, County Kerry.

Decision

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

Matters Considered

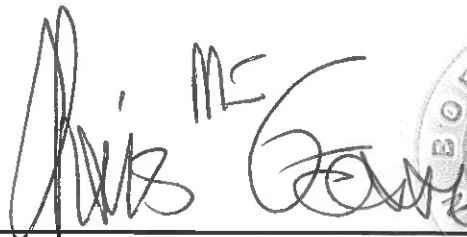
In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

The proposed development, which as described in the statutory notices, would comprise the development of office accommodation, would be contrary to Policy Objective OP03 of the planning authority, as set out in the Tralee Town Development Plan 2009-2015 as extended, to "prohibit office development that is outside the town centre that is of a type and scale appropriate to the town centre". The proposed development as described in the statutory notices would be contrary to this objective of the development plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

A handwritten signature in black ink is written over a faint circular official stamp of An Bord Pleanála. The stamp contains the text 'AN BORD PLEANÁLA' and 'PLANNING AUTHORITY' around a central emblem.

Furthermore, having regard to the planning history of the landholding and on the basis of the documentation on file, including the submissions of the planning authority, it appears to the Board that the proposed development relates to a site whereon the use of certain recently permitted buildings are unauthorised by reference to the nature of their current occupation or the current agreed leasing for occupation and that the proposed office development would facilitate the consolidation and intensification of the said unauthorised use. Accordingly, it is considered inappropriate that the Board should consider the grant of permission for the proposed development in such circumstances.



Chris McGarry

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**



Dated this 24th day of September 2021.