



Planning and Development Acts 2000 to 2022

Planning Authority: Kerry County Council

Planning Register Reference Number: 22/893

APPEAL by Fothain care of Sugrue Design of Monavalley, Tralee, County Kerry against the decision made on the 18th day of October, 2022 by Kerry County Council to refuse permission.

Proposed Development: Demolish existing disused supermarket. Construct a three-storey building comprising of 12 number apartments with associated circulation and service spaces. Construct 10 number car parking spaces and bicycle parking areas and all associated site works, all at 1 Monalee Estate, Monavalley, Tralee, County Kerry.

Decision

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

Reasons and Considerations

1. The 'Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities' (2023) issued under section 28 of the Planning and Development Act 2000, as amended, provide requirements in relation to the development of new apartment housing schemes. It is considered that the proposed development, by reference in particular to the failure to meet minimum apartment floorspace sizes, internal storage provision and cycle parking provision, would be contrary to the said guidelines and would thereby seriously injure the residential amenities of future residents of the development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the proposed vehicular turning movements and parking arrangements for the proposed development, the Board was not satisfied that adequate parking facilities for the proposed development would be provided. In these circumstances, it was considered that the proposed development would be likely to create on-street parking and serious traffic congestion on the adjoining roads and would, thereby, be contrary to the proper planning and sustainable development of the area.



Stewart Logan

Member of An Bord Pleanála

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

Dated this 19 day of January 2024.