

An
Bord
Pleanála

Board Order ABP-319956-24

Planning and Development Acts 2000 to 2022

Planning Authority: Kerry County Council

Planning Register Reference Number: 24/60196

Appeal by Svajunas Jonavicius care of David King of Collorus House, Lauragh, Kenmare, County Kerry against the decision made on the 28th day of May, 2024 by Kerry County Council to refuse permission.



Proposed Development: Demolition of the existing single storey building and construction of a three-storey development consisting of ground floor retail and storage with three number two-bed apartments and all associated site works and a new connection to the public sewer and public water main, all at Boherbee and John Joe Sheehy Road, Tralee, County Kerry.

Decision

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

Reasons and Considerations

Having regard to the location of the proposed development within an area designated as an opportunity site (John Joe Sheehy Road) and masterplan area in the Tralee Town Development Plan (Volume 2) of the Kerry County Development Plan 2022-2028, and in the absence of the said masterplan for the opportunity site, it is considered that the proposed development of the site in isolation would represent piecemeal development which would be contrary to Objectives TR 40 (John Joe Sheehy Road Masterplan Area) and TR 41 (Opportunity Sites) of the Tralee Town Development Plan which seek to develop the subject lands in a coordinated and cohesive manner. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Chris McGarry
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this 27th day of May 2025.