



An
Coimisiún
Pleanála

Commission Order
ABP-321977-25

Planning and Development Acts 2000 to 2024

Planning Authority: Kerry County Council

Planning Register Reference Number: 24/60937

APPEAL by Killarney Coffee Roasters care of Leahy Planning Limited of Mill Road House, Mill Road, Ennis, County Clare against the decision made on the 31st day of January, 2025 by Kerry County Council to refuse permission.

Proposed Development: Change of use from storage associated with existing garage to coffee roasting and ancillary production at Upper Lissivigeen, Killarney, County Kerry.

Decision

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

Reasons and Considerations

Having regard to the industrial nature of the proposed development in a rural area and its proximity to the existing dwelling houses, it is considered that the proposed development would seriously injure the residential amenities and depreciate the value of residential properties in the vicinity due to the odours, noise and general disturbance that would be likely to be generated. Therefore, the proposed development would be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission was not satisfied that the nature of the proposed development (food production/industrial) was consistent with, or complementary to, the permitted use of the site and the conditions attached to that permission, specifically Condition 4:

Condition 4 – The extension to the existing garage and the existing steel clad storage building shall be ancillary to the main car repair and services garage in the main building on the site. The garage, garage extension and storage shed shall remain as one integral unit, shall remain in the one ownership and shall not be sold or leased/rented as separate units.

Reason: To ensure effective planning control of the development.



Declan Moore

Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission

Dated this 23rd day of JUNE 2025