



Board Direction

Ref: PL08.245230

The submissions on this file and the Inspector's report were considered at a Board meeting held on February 10th 2016.

The Board decided to refuse permission generally in accordance with the following reasons and considerations.

Reasons and Considerations

The proposed development would deprive the occupants of the apartments in the Old Cable House of an adequate amount of useable private open space and parking space, would seriously detract from the residential amenity of existing occupants of the Old Cable House and would, therefore, seriously injure the amenities and depreciate the value of property in the vicinity of the site. The proposed development would, therefore, 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 Board had regard to the planning history of the overall site and in particular Kerry County Council Planning Reference 98/1027 and previous decision of the Board to refuse permission for 5 houses on the large site (reference: PL08.235654). The Board considered that the development of areas dedicated to open space and parking for existing residents and therefore would be inconsistent with the proper planning and sustainable development of the area and would be injurious to the residential amenities of the existing residents .

Note: The Board was not satisfied that the applicant had demonstrated sufficient legal interest in the site to carry out the development as proposed.

Board Member: _____
Paul Hyde

Date: 10.02.16