



An
Bord
Pleanála

Board Direction
BD-000824-18
ABP-300051-17

The submissions on this file and the Inspector's report were considered at a Board meeting held on 31/07/2018.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the provisions of the Kerry County Development Plan 2015-2021 and the Dingle Functional Area Local Area Plan 2012-2018, the Board considered that subject to compliance with the conditions as set out below, the proposed extension and refurbishment of the Hotel would not injure the visual or residential amenities of the area, would not give rise to traffic hazard and would not establish a negative precedent in terms of height in the area. The Board considered that the proposed development represented a significant visual improvement to the existing hotel and would enhance the surrounding environment. The proposed development would therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board concurred with the planning authority and inspector that the proposed extension was visually acceptable and considered that the substantial concern of the inspector was addressed by way to the omission of the additional car parking area.

Appropriate Assessment Screening

The Board noted the Appropriate Assessment Screening Report submitted by the applicant and the Appropriate Assessment Screening determination carried out by the Inspector. The Board concurred with the Inspector's determination, and adopted

his conclusions and recommendations in this regard. The Board was therefore satisfied, having regard to the nature, location and scale of the subject development, that the construction of the proposed development would not be likely to have a significant effect, either individually or in combination with other plans or projects on any nearby European sites, in view of their conservation objectives.

Conditions

1. Plans and Particulars
2. The proposed additional car park to the east of the access road is hereby omitted Revised plans and details shall be submitted to and agreed in writing with the planning authority omitting the car park
3. Std Materials and finishes with inclusion of PA condition 5
4. Std Drainage Condition
5. As per A C7
6. CMP
7. Landscaping Condition as per PA C11
8. Archaeology as per PA C 4
9. S48

Note : The Board noted the concerns of the inspector with respect to the provision of parking on rural zoned lands and considered that in the absence of sufficient written justification on the file for the location of the parking to the east rather than adjacent lands zoned for the expansion of tourist related activities the Board considered itself precluded from granting permission for this element of the scheme.

Section: Circulate copy of the Direction with the Order.

Board Member

Date: 31/07/2018

Paul Hyde