



An
Bord
Pleanála

Board Direction
BD-006515-20
ABP-307026-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/09/2020.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. The proposed development would deprive the occupants of the apartments in the Old Cable House of an adequate amount of useable private open 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.
2. The proposed development would have a serious adverse impact on the available views of the eastern elevation of the Old Cable House a protected structure (Ref RPS-KY-098-001 NIAH Ref 21309801) of architectural and historical importance, which is a principal elevation of that protected structure and would disrupt the relationship between the Old Cable House and other buildings in the vicinity which were part of the historic cable station at Waterville and would negatively impact on the character of the building from the public road. The proposed development would, therefore, seriously injure the setting and character of a protected structure in a manner that would be contrary to the advice given in section 13.5 of the Architectural

Heritage Protection Guidelines for Planning Authorities issued by the Department of the Environment Heritage and Local Government in December, 2004, and contrary to objective H-38 of the Kerry County Development Plan 2015-2021, would seriously injure the amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 22/09/2020

Paul Hyde