



An
Bord
Pleanála

Board Direction
BD-008909-21
ABP-309175-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/08/2021.

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

Reasons and Considerations

1. Having regard to the existing deficiencies in the Glenbeigh wastewater treatment plant and to the lack of certainty in respect of future capacity improvements to the wastewater treatment plant, it is considered that the proposed development would be premature by reference to the period within which this constraint may reasonably be expected to cease notwithstanding the proposed use of a proprietary wastewater system which would set an undesirable precedent for further inappropriate development within the vicinity of the site. The proposed development would, therefore, be prejudicial to public health and would be contrary to the proper planning and sustainable development of the area.

Note: Having regard to the prominent location of the site within the village of Glenbeigh with direct frontage to the Ring of Kerry route (N70) and to the significant tourism role of the village as identified in the Glenbeigh Local Area Plan, it is considered that the proposed development by reason of the design and siting of the holiday homes, the excessive length of the car park adjacent to the N70 and the lack of permeability through the site would result in a development which would fail to integrate successfully into the village streetscape and would be detrimental to the character and amenity of the

village. The proposed development would, therefore, seriously injure the visual amenities of the village and would be contrary to the proper planning and sustainable development of the area.

Board Member

Maria Fitzgerald
Maria Fitzgerald

Date: 16/08/2021