



An
Bord
Pleanála

Board Direction
BD-014621-23
ABP-314136-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/11/2023.

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 location of the subject site within the Cahersiveen Architectural Conservation Area, it is considered that the proposed works, by virtue of their extent, nature and level of intervention which includes the demolition and removal of the majority of the subject building, and in the absence of any clear conservation assessment, would not have a positive impact on the intrinsic character of the area, respect the existing streetscape and layout, and would not be compatible in terms of design, materials, views, and intensity of site use.

It is further considered that the proposed development, by reason of its overall layout, and its scale, height massing and design to the rear, would be out of scale with its surroundings, would seriously detract from the architectural character of the ACA and adjacent protected structures. The proposed development would, therefore, be contrary to the policy objectives KCDP 8-44 and KCDP 8-45 of the Kerry County Development Plan 2022 and with the guidance contained in the Architectural Heritage Protection Guidelines and would be contrary to the proper planning and sustainable development of the area.

2. It is considered that the proposed development, by reason of its layout, height, proximity to existing properties and orientation, and in the absence of any data or assessment by the applicant, would overlook and overshadow the residential amenities of adjacent properties, would be visually obtrusive and would seriously injure the residential amenities of adjoining properties. The proposal would detract from the amenities of adjoining properties, would be out of character with, and fail to respect the established pattern of development in the vicinity, and would set an undesirable precedent for similar type of development in the area. The proposed development would seriously injure the residential amenity of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



Liam Bergin

Date: 20/11/2023