

An
Bord
Pleanála

Board Direction
BD-019766-25
ABP-319904-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/05/2025.

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

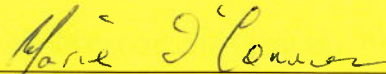
Reasons and Considerations

Having regard to the location of the development proposed to be retained, within the walled gardens and curtilage of the Protected Structure, Ballyheigue Castle, which is designated within the Record of Protected Structures in the Kerry County Development Plan 2022-2028 (refs. RPS-KY-0121 and RPS-KY-0122), to the 'G3 - Conservation' zoning of the site and to the stone walls of the site being designated for preservation under the land use zoning map of the Listowel Municipal District Local Area Plan 2020-2026, to the proximity of the development to the historic stonewalls of the Protected Structure and to the nature, scale and design of the development, it is considered that the development proposed to be retained would result in a detrimental effect on the character and setting of the Protected Structure and would seriously injure the visual amenities and architectural and historical interest of the area.

The development proposed to be retained would be contrary to objectives KCDP 8-40, KCDP 8-42 (Record of Protected Structures) and KCDP 8-50 (Historic Landscapes) of the Kerry County Development Plan 2022-2028 and objectives BE-GO-04 and BE-GO-07 of the Listowel Municipal District Local Area Plan 2020-2026, which all seek to preserve and protect buildings, stonewalls and historic designed landscapes.

Furthermore, the development would be contrary to the principles set out in the 2011 Architectural Heritage Guidelines for Planning Authorities in relation to the curtilage of protected structures and gardens. The development proposed for retention would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member


Marie O'Connor

Date: 26/05/2025