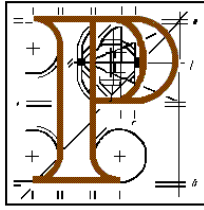


# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**Kerry County**

**Planning Register Reference Number: 15/92**

An Bord Pleanála Reference Number: PL 08.245230

**APPEAL** by Fiachra O'Driscoll and others care of John MacCarthy and Partners of 16 Mary Street, Cork against the decision made on the 8<sup>th</sup> day of July, 2015 by Kerry County Council to grant subject to conditions a permission to Liam Davis care of Oliver Daly Architects of 6 Church Street, Castleisland, County Kerry in accordance with plans and particulars lodged with the said Council.

**PROPOSED DEVELOPMENT:** Construction of a dwellinghouse and all associated site works within the curtilage of the protected structure Department of the Environment, Heritage and Local Government register number: 21309801 (Kerry County Council reference: RPS098-001) 'Cable Station' at The Old Cable House, Spunkane, Waterville, County Kerry.

## **DECISION**

**REFUSE permission for the above proposed development based on the reasons and considerations set out below.**

## **MATTERS CONSIDERED**

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## **REASONS AND CONSIDERATIONS**

The proposed development would deprive the occupants of the apartments in the Old Cable House of an adequate amount of useable private open space and parking 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.

In deciding not to accept the Inspector's recommendation to grant permission, the Board had regard to the planning history of the overall site and in particular Kerry County Council planning register reference number 98/1027 and previous decision of the Board to refuse permission for five houses on the large site (An Bord Pleanála appeal reference: PL08.235654). The Board considered that the development of areas dedicated to open space and parking for existing residents and therefore would be inconsistent with the proper planning and sustainable development of the area and would be injurious to the residential amenities of the existing residents .

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**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**

**Dated this                    day of                    2016.**