



Planning and Development Acts 2000 to 2017

Planning Authority: Kerry County Council

Planning Register Reference Number: 16/647

Appeal by Ann Courtney, Michael Hickey and Grace O'Neill care of Reid Associates of 2 Connaught Place, Crofton Road, Dún Laoghaire, County Dublin against the decision made on the 18th day of July, 2017 by Kerry County Council to grant subject to conditions a permission to Montessori House of Children care of McCutcheon Halley Planning Consultants of 6 Joyce House, Barrack Square, Ballincollig, County Cork.

Proposed Development: Retention of: (a) an increase in the number of students attending the Montessori House of Children from the 15 number places previously granted under planning register reference number 93/202467, (b) revision in the hours of operation of the Montessori School to operate between 8.30 a.m. to 5.15 p.m. and permission for: (i) the change of use of the original “Bradgate” building to residential use, (ii) the extension (over two floors) and change of use of “Sallywood” from residential to childcare/Montessori school to accommodate 66 number childcare places, (iii) the reconfiguration of the site entrances to the properties known as “Sallywood” and “Bradgate” to facilitate a new combined parking and drop off area and (iv) modifications to site boundaries, all located at “Bradgate” and “Sallywood”, Countess Road, Killarney, County Kerry.

Decision

REFUSE permission for the above proposed development in accordance with 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

1. The site of the proposed development is located in an area subject to the zoning objective 'Existing Residential' in the current Killarney Town Development Plan and where the objective is to provide for and improve residential amenities. While the zoning objective also allows for the provision of childcare facilities, it is considered that the proposed development of such a large scale facility, catering for up to 66 children each session, over two sessions per day, would seriously injure the amenities of residential property in the vicinity by reason of excessive noise disturbance, on-street parking and traffic generation. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

