



Planning and Development Acts 2000 to 2018

Planning Authority: Kerry County Council

Planning Register Reference Number: 17/508

APPEAL by Colm Gleeson and Linda Horgan of 9 Court Cairn, Model Farm Road, Cork and by Peter Sullivan of The Lodges, Cork Road, Kenmare, County Kerry against the decision made on the 26th day of June, 2018 by Kerry County Council to grant subject to conditions a permission to OS Properties LLC care of Malachy Walsh and Partners of Reen Point, Blennerville, Tralee, County Kerry.

Proposed Development: Redevelopment of the existing Cable O'Leary's hotel site. The development includes the demolition of the existing hotel and the construction of a new 45 bedroom and three suite hotel including a bar, restaurant, gym and other hotel uses, new entrance/exit, on-site car parking with overflow car parking spaces, bus set down, bus parking, and a proprietary waste water treatment plant with connection to the public sewer and all ancillary site works, all at Cable O'Leary's, Ballinaskelligs, County Kerry as amended by the revised public notice received by the planning authority on the 11th day of May, 2018.

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

The proposed development, by reason of its excessive height relative to surrounding buildings, its bulk and massing, its building line and its design, would be out of character with the pattern of development in the vicinity and would constitute a visually discordant feature that would materially affect the character of the settlement of Ballinskelligs. Furthermore, it is considered that the existing hotel structure has significant character within the Ballinskelligs area and that the proposed demolition of the structure has not been justified. The proposed development would, therefore, seriously injure the amenities of the area and of property in the vicinity and would be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2019.