



Planning and Development Acts 2000 to 2018

Planning Authority: Kerry County Council

Planning Register Reference Number: 18/917

APPEAL by Ballyline Castle Limited care of Hickey Design and Associates of 10 Priory Paddocks, Muckross Road, Killarney, County Kerry against the decision made on the 13th day of November, 2018 by Kerry County Council to refuse permission.

Proposed Development: Construction of an extension containing a new bedroom, store, guest dining room and toilets including all ancillary services and areas at Ballyseede Castle Hotel, Ballyseede, Tralee, County Kerry (a Protected Structure).

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

Having regard to the scale and extent of the previous extensions and alterations to the Protected Structure, which are generally visually and physically separated from the historic building, the proposed first floor extension would remove this visual separation which would confuse the historical record of the building, detract from its architectural character and integrity and obscure views of the 19th Century wing, which forms an integral part of the historic structure. It is considered that the proposed development, in conjunction with the existing development on the site, would result in an excessive level of intervention which would dominate the Protected Structure, erode its character and adversely affect its setting. The proposed development would, therefore, contravene policy objectives H38, H39 and H44 of the current Kerry County Development Plan 2015-2021 and would be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2019.