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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Kerry County Council**

**Planning Register Reference Number: 18/944**

**APPEAL** by Inland Fisheries Ireland of Sunnyside House, Macroom, County Cork against the decision made on the 22<sup>nd</sup> day of November, 2018 by Kerry County Council to grant subject to conditions a permission to Brendan Sweeney care of John O’Riordan Architectural Design of The Hollies, Coolroe Lower, Glenbeigh, County Kerry.

**Proposed Development** (a) Construct eight traditional style semi-detached holiday cottages, (b) create additional car parking linking the two existing car parking areas internally, (c) reduce the number of vehicular entry/exit points (from three entry points and three exit points) to two number entry points and one only exit point on to the N70, together with all associated site works, all at Towers Hotel , Kilnabrack Upper, Glenbeigh Village, 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. It is considered that the proposed development would be premature by reason of the existing deficiencies in the Glenbeigh Wastewater Treatment Plant and would set an undesirable precedent for further inappropriate development within the vicinity of the site with the potential for indirect impacts on the water quality of the River Behy. The proposed development would, therefore, be prejudicial to public health and would be contrary to the proper planning and sustainable development of the area.

2. Having regard to the prominent location of the site within the village of Glenbeigh, it is considered that the proposed development, by reason of the siting of the holiday homes, the excessive length of the car park adjacent to the Ring of Kerry (N70) and the lack of permeability through the site, would result in a development that would be detrimental to the visual amenities and character of the village and would, therefore, seriously injure the amenities of the area and of property in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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**Paul Hyde**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**

**Dated this            day of            2019.**