

Planning and Development Acts 2000 to 2020

Planning Authority: Kerry County Council

Planning Register Reference Number: 20/1009 (Kenmare)

APPEAL by Brendan Sweeney care of John O’Riordan Architectural Design of The Hollies, Glenbeigh, County Kerry against the decision made on the 15th day of December, 2020 by Kerry County Council to refuse permission.

Proposed Development: (A) Create additional hotel accommodation within a new traditional style one and a half storey, eight unit stepped terrace type building form. Units 1, 2, 3 and 4 will each contain a studio apartment at ground floor level and a studio apartment at first floor level. Units 5, 6, 7 and 8 will each be a two bedroom cottage with living areas at ground floor level and bedrooms at first floor level. (B) Create additional car parking, linking the two existing car parking areas internally. (C) Reduce the number of entry/exit points (from three entry points and three exit points) to two number entry points and one only exit point on the N70 road. Served by an effluent treatment plant and sand polishing filter together with all associated site works including water attenuation measures, at Towers hotel, Kilnabrack Upper, Glenbeigh, 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

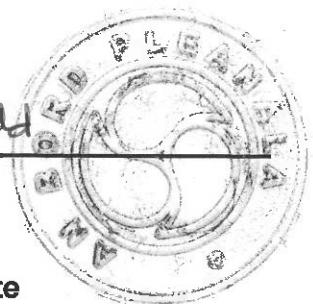
Having regard to the existing deficiencies in the Glenbeigh wastewater treatment plant and to the lack of certainty in respect of future capacity improvements to the wastewater treatment plant, it is considered that the proposed development would be premature by reference to the period within which this constraint may reasonably be expected to cease notwithstanding the proposed use of a proprietary wastewater system which would set an undesirable precedent for further inappropriate development within the vicinity of the site. The proposed development would, therefore, be prejudicial to public health and would be contrary to the proper planning and sustainable development of the area.

DR. Maria FitzGerald

Maria FitzGerald

Member of An Bord Pleanála

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



Dated this 18th day of August 2021.