



An
Bord
Pleanála

Board Order
ABP-309870-21

Planning and Development Acts 2000 to 2020

Planning Authority: Kerry County Council

Planning Register Reference Number: 21/11

Appeal by Fiona O'Sullivan care of Diarmuid Twomey of Annagloor, Millstreet, County Cork against the decision made on the 10th day of March, 2021 by Kerry County Council to grant subject to conditions a permission to Kenmare Family Resource Centre Company Limited care of MOL Consulting Engineering Limited of Kilmurry Business and Technology Park, Kilmurry, Kenmare, County Kerry in accordance with plans and particulars lodged with the said Council:

Proposed Development: (A) Permission to retain various elevational changes made to the building. (B) Permission to construct an extension to the rear of the building. (C) Permission to extend the floor area of the building at the front by enclosing the existing open area between the two currently separate buildings. (D) Permission to make elevational changes to the building, including new windows, signage, ramp, steps and planter, and (E) Permission for all associated works, all at Former Health Centre, Henry Street, Kenmare, County Kerry.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions 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 provisions of the Kenmare Functional Area Local Area Plan 2010 - 2016 (as extended), to the nature and scale of the proposed development and to the existing pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area, or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. No plant or equipment, including satellite dishes, shall be erected on external walls or roofs without a prior grant of planning permission.

Reason: In the interest of the residential and visual amenity of the area.

3. Prior to commencement of development, the developer shall enter into water and/or wastewater connection agreement(s) with Irish Water.

Reason: In the interest of public health.

4. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.


Michelle Fagan

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

Dated this 26th day of July 2021.

