



Planning and Development Acts 2000 to 2022

Planning Authority: Kerry County Council

Planning Register Reference Number: 21/424

Appeal by Peter Malone of Milltown, Dingle, County Kerry and by Elisabeth Kinsella of Milltown, Dingle, County Kerry against the decision made on the 28th day of October, 2021 by Kerry County Council to grant subject to conditions a permission to Drioglann Uisce Beatha Dhaingean Ui Chuis Teoranta care of Ó Muirheartaigh Ó Bambaire of Sráid An Dá Gheata, Daingean Uí Chúis, Contae Chirraí in accordance with plans and particulars lodged with the said Council.

Proposed Development: Redevelopment of the existing Dingle Distillery including (1) demolition of part of the existing distillery building (135 square metres), (2) construction of 1,762 square metres total additional floor area, consisting of (a) a new circular, three storey lift and stair tower, with reception, to the front of the building, (b) new extensions to the building at ground and first floor level and a new first floor area within the existing building, to accommodate: (i) new first floor visitor centre with bar and viewing balcony, (ii) new and extended first floor and ground floor production, storage and plant areas, (iii) new ground floor retail area including change of use of part of existing ground floor area to retail use, (iv) ancillary office and sanitary facilities, (3) upgrading the existing building to include revised architectural treatment, including elevations, external finishes consisting of new glazing, external cladding (slate and natural stone) and new metal sheet roof incorporating new roof lights, (4) new external signage, (5) revised access

including additional service entrance, expanded car parking, bus set down facility and cycle parking, (6) relocated gas tanks to be underground, (7) repositioned front boundary with new boundary treatment, (8) extended distillery site boundaries to overall 0.6317 hectares (net) and encompassing existing dormer house (to remain in residential use), (9) new drainage including (a) decommissioning of two septic tanks, (b) construction of new surface water system, with attenuation, and (c) construction of new foul sewer rising main from distillery to cross under the Milltown River to connect to public sewerage network at Ballyhea Road, Commons of Milltown and (10) all ancillary development works including landscaping, boundary treatment, services, lighting and alterations to ground levels near western boundary, all at Dingle Distillery, Old Mill, Milltown, Dingle, County Kerry, as amended by the further public notice received by the planning authority on the 1st day of October, 2021 as follows: retain existing distillery and existing dormer house (to remain in residential use) with revised site boundaries (to overall 0.6317 hectares (net)).

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

Having regard to the proposed industrial and residential use on the site, and the provisions of the Kerry County Development Plan, the Board were not satisfied that, the retention of and proposed industrial development, with an intensification of operations, would not seriously injure the residential amenities of the property immediately to the west and the adjacent house on the road frontage. The Board considered that the proposed development would represent overdevelopment of the site and had concerns for the wider capacity of the site to facilitate the increased traffic expected on foot of the development and would not be acceptable in terms of traffic safety capacity. The Board also had concerns in relation to visual amenity from the proposed development of the tower and viewing balcony at the third floor of the development. The proposed development would, therefore, not be in accordance with the proper planning and sustainable development of the area.

In not accepting the recommendation of the Inspector to grant permission, the Board was not satisfied the proposed industrial development would not severely impact on the adjacent residential development, would not have capacity to cater for the intensified use and that the tower development would not impact on visual amenity of the area.



Mick Long

Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board.

Dated this 21 day of November 2023.