

Planning and Development Act 2000, as amended

Planning Authority: Kerry County Council

Planning Register Reference Number: 23/1008

APPEAL by Transport Infrastructure Ireland of Parkgate Business Centre, Parkgate Street, Dublin against the decision made on the 15th day of March, 2024 by Kerry County Council to grant permission, subject to conditions, to A and M Hogs Head Golf Club Limited care of Henry J. Lyons Architects of One Albert Quay, Cork for the proposed development.

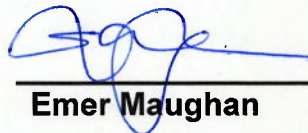
Proposed Development: The construction of staff accommodation for Hogs Head Golf Club at the former Brookhaven Guesthouse. The development will consist of internal alterations to the existing dwelling/guesthouse and demolition of a single storey utility building. Construction of a new single storey building with 20 double bedrooms, a communal lounge area and plant room. Construction of a single storey building with a laundry room and refuse store. A new wastewater treatment system. 17 number car parking spaces including one number disabled parking space. 18 number covered bicycle stands. New hard and sot landscaping works and all associated site services and ancillary works at Brookhaven House, Spunkane, Waterville, County Kerry, as amended by the further public notices received by the planning authority on the 20th day of February, 2024.

Decision

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

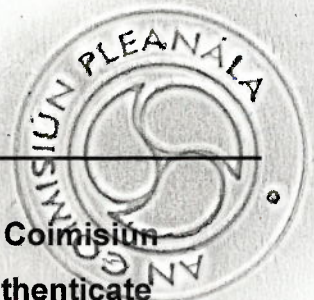
Reasons and Considerations

Having regard to the location of the development with direct access onto the N70 National Secondary Road, at a location where the speed limit of 80km/h applies, it is considered that the generation of increased traffic associated with the proposed development by itself or by the precedent it would set for other development, would endanger public safety by reason of traffic hazard and obstruction of road users, because of the additional traffic turning movements the development would generate on this National Secondary Road and would contravene national policy in relation to the control of development on national roads as set out in the Spatial Planning and National Roads Guidelines for Planning Authorities issued by the Department of the Environment, Community and Local Government in January, 2012, which seeks to secure the efficiency, capacity and safety of the national road network and would contravene materially Objectives KCDP 14-29 and KCDP 14-30 of the Kerry County Development Plan 2022-2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.



Emer Maughan

**Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.**



Dated this 23 day of September 2025.