



An  
Bord  
Pleanála

**Board Direction**  
**BD-001359-18**  
**ABP-301487-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/10/2018.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

1. The site is within an area under strong urban influence as designated in the current Kerry County Development Plan 2015 – 2021 and where, in accordance with the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April 2005, it is policy to distinguish between urban-generated and rural-generated housing need. On the basis of the information on the application and appeal the Board is not satisfied that a rural generated housing need at this location has been identified. The proposed development, in the absence of any identified rural-generated need for the house, would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, therefore, be contrary to the Ministerial Guidelines and be contrary to the proper planning and sustainable development of the area.
2. Taken in conjunction with existing dwellings in the vicinity, it is considered that the proposed development would give rise to an excessive density of development in a rural area lacking certain public services and community

facilities, would exacerbate and consolidate a trend towards the establishment of a pattern of haphazard rural housing in an unzoned rural area and would lead to the erosion of the rural and landscape character of the area.

3. Having regard to the density of development served by individual effluent treatment systems in the vicinity, soil conditions on site and the watercourse along the northern site boundary, the Board is not satisfied, on the basis of the submissions made in connection with the planning application and the appeal, that effluent from the development can be satisfactorily treated and disposed of on site. The proposed development would, therefore, be prejudicial to public health.

**Board Member**

**Date:** 12/10/2018

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Eugene Nixon