



An
Bord
Pleanála

Board Direction
BD-008645-21
ABP-308787-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/07/2021.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

Having regard to the location of the site to the south of the town of Caherciveen in a rural area under urban influence, and to National Policy Objective 19 of the National Planning Framework (February 2018) which, for rural areas under urban influence, seeks to facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic or social need to live in a rural area, having regard to the viability of smaller towns and rural settlements. The Board considered, on the basis of the documentation submitted with the application and appeal, including information on the applicant's current employment, that the applicant has not demonstrated an economic or social need to live in this rural area, or that their housing need could not be satisfactorily met in an established smaller town or village/settlement centre. The proposed development would therefore contribute to the encroachment of random rural development in the area, would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure and would contravene the provisions of the National Planning Framework. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board accepted that the applicant had established links to the area generally in accordance with the rural housing policies and objectives of the Kerry County Development Plan 2015-2021. However, the Board was not satisfied, based on the information on the file, including the applicant's current employment, that the applicant had a demonstrable need to live in this rural area in compliance with the overarching requirements of national guidelines and policy.

Board Member

Maria FitzGerald
Maria FitzGerald

Date: 02/07/2021