



An  
Bord  
Pleanála

**Board Direction**  
**BD-011129-22**  
**ABP-311894-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/08/2022.

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

#### **Reasons and Considerations**

Having regard to –

(i) the location of the site within an "Area Under Strong Urban Influence" as identified in the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April 2005, and

(ii) 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,

(iii) The objectives of the Kerry County Development Plan, 2015 to 2021 and the Listowel Municipal District Local Area Plan 2020-2026 which seek to discourage urban generated housing in rural areas and to direct the provision for housing into towns and villages such as Listowel.

it is considered that, the nature of the housing need is urban generated and that applicants have not demonstrated an economic or social need to live in a rural area having regard to the viability of smaller towns and rural settlements and, therefore,

the proposed development does not comply with National Policy Objective 19. The proposed development would 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

Board Member



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Michelle Fagan

Date: 19/08/2022