

An  
Bord  
Pleanála

**Board Direction**  
**BD-012040-23**  
**ABP-312066-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/04/2023.

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

### **Reasons and Considerations**

1. Having regard to –

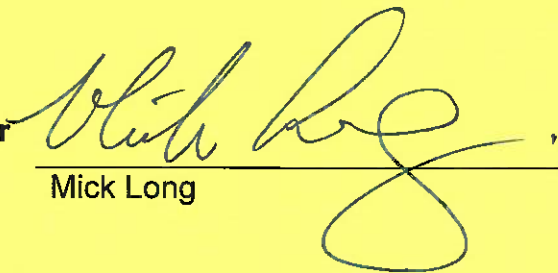
- (i) National Policy Objective 19 of the National Planning Framework (February 2018), which, for rural areas under urban influence, seeks to facilitate the provision of single housing in the countryside based on the core consideration of demonstratable economic or social need to live in a rural area having regard to the viability of smaller towns and rural settlements,
- (ii) the pattern of development in the area which is considered to be under urban influence, and
- (iii) the objectives of the Kerry County Development Plan, 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 applicants have not sufficiently 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 nor the Kerry County Development Plan 2015 to 2021. 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.

2. Having regard to the horizontal alignment of the road onto which the domestic entrance is proposed, the information provided to the Board is insufficient to be satisfied that the proposed development would not endanger public safety by reason of traffic hazard because of the additional traffic turning movements the development would generate on a road at a point where sightlines are restricted.

Board Member



Mick Long

, Date: 19/04/2023