



**An
Bord
Pleanála**

**Board Direction
BD-014371-23
ABP-314678-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/10/2023.

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 the location of the site of the proposed development is located within an 'Area Under Significant Urban Influence', as set out in the current Kerry County Development Plan 2022-2028 and the "Sustainable Rural Housing Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government in April 2005, and to the documentation submitted with the application and appeal the Board is not satisfied that the applicant has demonstrated compliance with the qualifying criteria for rural housing as per Policy KCDP 5-14 of the Kerry County Development Plan 2022-2028 or the National Policy Objective 19 of the National Planning Framework 2018 and the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April 2005. Accordingly, the Board is not satisfied that the applicant has provided sufficient justification for a rural housing need to live in this rural area, or that the applicant's housing need cannot be satisfied in a serviced settlement, particularly in light of the site's proximity to Tralee. In the absence of a sufficient justification, it is considered that the proposed development would contribute to the development of random rural housing in the

area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



Date: 27/10/2023

Peter Mullan