



An  
Bord  
Pleanála

**Board Direction**  
**BD-015275-24**  
**ABP-314784-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/01/2024.

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 Kerry County Development Plan 2022-2028, the location of the site in an area zoned "Other Rural Areas", Policy Objective KCDP 5-16 in relation to Other Rural Areas that seeks to accommodate demand for permanent residential development, Policy Objective KCDP 5-20 that seeks to ensure that all permitted residential development in rural areas is for use as a primary permanent place of residence, it is considered that the proposed development, which will not be the applicant's primary permanent place of residence, would materially contravene Policy Objectives KCDP 5-16 and KCDP 5-20 of the Kerry County Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

*Eamonn James Kelly*

**Date:** 30/01/2024

Eamonn James Kelly

Note

The Board noted the location of a drainage ditch to the east of the site that created a hydrological connection with the nearby Iveragh Peninsula SPA. However, given the substantive reasons for refusal, the Board decided not to seek further information in this regard.