



An  
Bord  
Pleanála

**Board Direction**  
**BD-016217-24**  
**ABP-317521-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/05/2024.

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

**Reasons and Considerations**

1.	The Board could not be satisfied on the basis of the restricted site area and prevailing soil conditions as well as the non submission of an updated site characterisation assessment, that effluent from the development could be satisfactorily treated and disposed of on-site notwithstanding the proposed use of a tertiary wastewater treatment system. The Board was also concerned that the proposed development could result in an excessive concentration of development served by septic tanks and/or individual wastewater treatment systems in the area. The proposed development would, therefore, be prejudicial to public health.
2.	It is considered that the proposed development is excessive having regard to the restricted nature of the site, could not easily be assimilated into the local environment and, therefore, would not comply with the design guidance provided in the rural design guidelines contrary to objective

KCDP 5-22 of the Kerry County Development Plan 2022-2028. The proposed development would, therefore, be visually obtrusive in this rural area and, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
A handwritten signature in black ink, appearing to be 'Joe Boland', is written over a horizontal line. The signature is stylized with large loops and a long horizontal stroke.

**Date:** 03/05/2024