



An
Bord
Pleanála

Board Direction
BD-017250-24
ABP-318289-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/08/2024.

The Board decided on a 2:1 majority vote to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

The Board is not satisfied on the basis of submissions made in relation to the planning application and appeal, that a rural housing need has been demonstrated in accordance with Objective KCDP 5-15, of the Kerry County Development Plan 2022-2028 having regard to the location of the application site in an area designated as Rural Areas under Urban Influence and noting the proximity of the site to Ardfert settlement, where it has not been demonstrated that the housing need can be met in a more sustainable location. The proposed development would contravene KCDP 5-15 of the County Development Plan and would, therefore, be contrary to the proper planning and sustainable development of the area.

Note: The Board noted the inspector's recommended refusal reason on the basis that the proposed development would consolidate and contribute to the build-up of ribbon development in an open rural area. As set out in the inspector's report, this is a new issue in the context of the appeal and having regard to the substantive reason for refusal, the Board did not pursue this matter by seeking the views of the first party and did not attach it as a reason for refusal.

Board Member

Patricia Callear

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Date: 16/08/2024