

An
Bord
Pleanála

Board Direction
BD-017863-24
ABP-318386-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/10/2024.

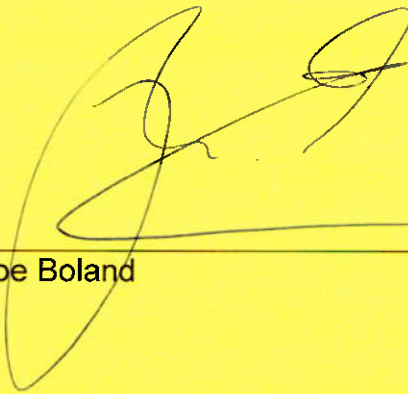
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

Having regard to the scale of the proposed development and its location removed from the existing farm complex, it is considered that the proposed development would contribute to the encroachment of random rural development in a visually sensitive area and would be contrary to current Kerry County Development Plan policy in terms of siting appropriately scaled on-farm accommodation development within existing or adjacent to farmyard complexes as set out in KCDP 10-69. The proposed development outside the development boundary of Killorglin would also be contrary to section 10.3.5.1 and section 1.12.2 (of volume 6) of the said plan which requires that such type camping/glamping accommodation be provided in proximity to existing settlements, services or tourism initiatives. Furthermore, the proposal has not demonstrated compliance with Section 10.3.5.2 of the plan which states that farm-stay accommodation shall be provided by farmhouse extension or by the utilisation of other existing dwellings / structures on the property and only where it has been demonstrated that these are not viable options, will permission be considered for new build development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note: The board shared the concerns of its Inspector regarding proposals for the discharge of treated wastewater as well as surface water. However, in light of the substantive reasons for refusal as set out above, the Board decided not to pursue these matters further at this time.

Board Member

A handwritten signature in black ink, appearing to be 'Joe Boland', written over a horizontal line.

Joe Boland

Date: 15/10/2024