

An
Bord
Pleanála

Board Direction
BD-017332-24
ABP-319062-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/08/2024.

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 pattern of existing linear roadside residential development in an unserviced area and the siting of the proposed house to the rear of established residential properties, it is considered that the proposed development would constitute backland and ribbon development in a remote rural area, that would create an undesirable precedent for development of a similar nature in the vicinity and would not be in accordance with Section 5.5 Rural Housing 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.

Note :

The Board noted the concerns of the Inspector on the location of the proposed development in a rural area identified as a Rural Area under Urban Influence but agreed with the planning authority that the applicant met the requirements of Kerry County Development Plan, and in particular Objective KCDP 5-15 (d).

The Board also noted the Inspector's third reason for refusal but given the substantive reason for refusal did not request the additional information required to be satisfied that the proposed development would not result in an excessive concentration of development served by septic tanks and private effluent treatment systems in the area.

Board Member


Mick Long

Date: 29/08/2024