



An  
Bord  
Pleanála

**Board Direction**  
**BD-019154-25**  
**ABP-319484-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/03/2025.

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

**Reasons and Considerations**

The proposed development to be retained, a separate detached 1 no. bedroom unit, is contrary to the development management criteria for such a unit and does not, by reason of its position and separation from the existing dwelling unit, lend itself to future reintegration. The proposed development to be retained is, therefore, contrary to Objective KCDP 7-21 and development management standards and guidelines section 1.5.6.4 of the Kerry County Development Plan 2022-2028.

The Board is not satisfied on the basis of the submissions made in connection with the planning application and the appeal, that effluent from the development can be satisfactorily treated and disposed of on-site notwithstanding the proposed use of the existing septic tank and percolation area. The proposed development to be retained would, therefore, be prejudicial to public health.

**Board Member**

  
Emer Maughan

**Date:** 11/03/2025