



An
Coimisiún
Pleanála

Direction
CD-020919-25
ABP-320175-24

The submissions on this file and the Inspector's report were considered at a meeting held on 09/10/2025.

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

Planning

Commissioner:

Patricia Calleary
Patricia Calleary

Date: 09/10/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Rural Housing Objective KCDP 5-22, Volume 1 of the Kerry County Development Plan 2022-2028 requires that the design of housing in rural areas complies with the Building a House in Rural Kerry Design Guidelines (2009), or any update of the guidelines. The external materials of the residential structure on site, while limited in range, as required by the Guidelines, do not comprise rendered and painted blockwork, black/dark grey or blue-black slate and are not of muted earthy tones and to permit the retention of same would be contrary to the Building a House in Rural Kerry Design Guidelines (2009) in terms of House Types and Materials/Colours. The development proposed to be retained and proposed

development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The Commission is not satisfied, based on the information submitted in connection with the planning application and the appeal, and in the absence of a site suitability assessment, that effluent from the development proposed to be retained can be satisfactorily treated and disposed of on site, notwithstanding the proposed use of a proprietary wastewater treatment system. The development proposed to be retained and proposed development would be prejudicial to public health and would, therefore, be contrary to the proper planning and sustainable development of the area.