

An
Bord
Pleanála

Board Direction
BD-018721-25
ABP-320176-24

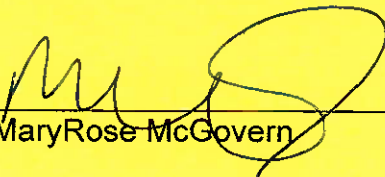
The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/01/2025.

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 location of the proposed development, within a Rural Area Under Urban Influence as identified in the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April 2005, in an area where housing is restricted to persons demonstrating an exceptional rural generated housing need, and the location of the proposed development being situated outside the boundary of the District Town of Fies, as identified in the Kerry County Council Development Plan 2022-2028 Map Browser, the Board considered that the applicant did not demonstrate an exceptional rural generated housing need, in accordance with Objective KCDP 5-15 of the Kerry County Council Development Plan 2022-2028, for a house at this location. The Board considered that, in the absence of a demonstrated exceptional rural generated housing need, the proposed development would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



MaryRose McGovern

Date: 22/01/2025