

An
Bord
Pleanála

Board Direction
BD-019233-25
ABP-320520-24

The submissions on this file and the Inspector's report were considered at Board meetings held on 13/01/2025 and 19/03/2025.

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

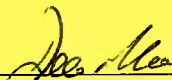
Reasons and Considerations

At its meeting held on 13/01/2025 the Board was not satisfied that the applicant met the requirements for rural housing, as set out in Objective KCDP 5-15 of the Kerry County Council Development Plan 2022-2028, or that the existing wastewater treatment system complied with the 2021 EPA Code of Practice for Domestic Waste Water Treatment Systems, and sought further information from the applicant under section 132 of the Planning and Development Act, 2000.

While the applicant's response satisfied the Board with respect to rural housing need, the information resubmitted by the applicant was insufficient to demonstrate the waste water system's compliance with the EPA's Code of Practice.

Accordingly, it is considered that the area of the site is inadequate for the satisfactory disposal of septic tank effluent. The proposed development would, therefore, be prejudicial to public health.

Board Member


Declan Moore

Date: 20/03/2025