



An  
Coimisiún  
Pleanála

**Direction**  
**CD-021273-25**  
**ABP-320546-24**

The submissions on this file and the Inspector's report were considered at meetings held on 06/06/2025 and 14/11/2025.

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

#### **Planning**

**Commissioner:**

**Date:** 14/11/2025

  
MaryRose McGovern

#### **DRAFT WORDING FOR ORDER**

##### **Reasons and Considerations**

Having regard to the location of the site within a 'Rural Area Under Urban Influence' the Commission is not satisfied on the basis of the documentation submitted, that an exceptional rural housing need has been demonstrated by the applicant, in accordance with the Rural Settlement Policy of the Kerry County Development Plan 2022-2028, as set out in Objective KCDP 5-15, including KCDP 5-15(d). The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.