



An  
Coimisiún  
Pleanála

**Commission Direction**  
**CD-001181**  
**PL-500371-KY-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 31 August 2026.

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

**Planning Commissioner:**



**Declan Moore**

**Date:**

**1<sup>st</sup> day of September 2026**

## **DRAFT WORDING FOR ORDER**

### **Reasons and Considerations**

The site is located on unzoned land which is identified in the Kerry County Development Plan 2022-2028, as a rural area under significant urban influence in relation to which it is an objective as set out under Objective KCDP-5-14 that applicants must demonstrate that they comply with one of four categories of housing need [set out the policy requirements]. This objective is consistent with National Policy Objective 28, as set out in the Revised National Planning Framework 2025, which requires that in areas under urban influence, applicants are required to demonstrate an economic or social need to live in the rural area. Having regard to the submissions made in connection with the planning application and the appeal, it is considered that the applicant does not come within the scope of the housing need criteria for a house at this location. In the absence of an identified locally based need for a house, the proposed development would contribute to the encroachment of random rural development in the area and would militate against the efficient provision of public services and infrastructure. The proposed development would contravene the objective as set out in the Development Plan and would, therefore, be contrary to the proper planning and sustainable development of the area.