

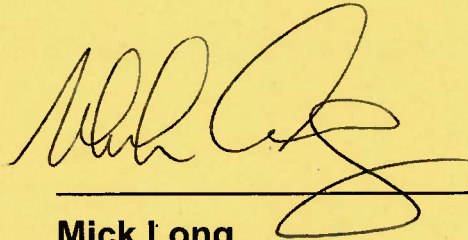
An
Coimisiún
Pleanála

Commission Direction
CD-000673
PL-500765-KY-26

The submissions on this file and the Inspector's report were considered at a meeting held on 08 June 2026.

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

Planning Commissioner:



Mick Long

Date:

8th day of June 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the location of the site within a 'Rural Area Under Significant Urban Influence' where housing is restricted to persons demonstrating local need in accordance with Objective KCDP 5-14 of the Kerry County Development Plan 2022-2028, it is considered that the applicant has not demonstrated that

they would come within the scope of the housing need criteria as set out in the development plan for a house at this location. The proposed development, in the absence of any identified locally based need for the house, 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.

The Commission did not share the Inspector's view that the scale and design of the proposed development did not respond to the topography and characteristics of the site and that subject to the requirements of the Building a House in Rural Kerry - Design Guidelines was satisfied that the proposed development would represent an acceptable form of development on a site where permission was previously granted.