



An  
Coimisiún  
Pleanála

**Commission Direction**  
**CD-000716**  
**PL-500896-KY-26**

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The submissions on this file and the Inspector's report were considered at a meeting held on 12 June 2026.

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

**Planning Commissioner:**

**Stephen Bohan**

**Date:**

**15<sup>th</sup> day of June 2026**

### **DRAFT WORDING FOR ORDER**

#### **Reasons and Considerations**

Objective KCDP5-14, Rural Housing Policy of the Kerry County Development Plan 2022-2028 states that in Rural Areas under Significant Urban Influence applicants shall satisfy the Planning Authority that their proposal constitutes an exceptional rural generated housing need based on their social (including lifelong of life

limiting condition) and / or economic links to a particular local rural area, and in this regard, must demonstrate that they comply with one of a number of categories of housing need. Based on the information provided, it has not been adequately demonstrated that the proposal constitutes an exceptional rural generated housing need based on their social (including lifelong of life limiting condition) and / or economic links to this particular local rural area, and in this regard, the applicant has not demonstrated that they comply with any of the categories of housing need. The proposal is therefore considered not to be in compliance with Objective KCDP 5-14 of the Kerry County Development Plan 2022-2028 and the proposal is therefore inconsistent with the proper planning and sustainable development of the area.