



An
Bord
Pleanála

Board Order
PL 08.249056

Planning and Development Acts 2000 to 2017

Planning Authority: Kerry County Council

Planning Register Reference Number: 16/985

Appeal by Paul Griffin of Barleymount West, Killarney, County Kerry against the decision made on the 19th day of July, 2017 by Kerry County Council to grant subject to conditions a permission to Sandra Dunlea care of Davide Mosca Design Architectural Services of 95 New Street, Killarney, County Kerry.

Proposed Development: (a) Construction of a dwellinghouse, and (b) installation of a waste water treatment unit and soil polishing filter, new entrance and access road and all associated site works, at Barleymount West, Killarney, County Kerry. The proposed development was revised by further public notices received by the planning authority on the 22nd day of June, 2017.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

1. Having regard to the rural character and existing pattern of development of the area and to the elevated position of the site, the Board considered that the proposed development would further erode the existing character of the area and would set a negative precedent for further development in the area. Furthermore, having regard to the location of the site within an “Area Under Strong Urban Influence” as identified in the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April 2005, and in an area where housing is restricted to persons demonstrating local need in accordance with the current Kerry County Development Plan, it is considered that the applicant does not come within the scope of the housing need criteria as set out in the Guidelines for a house at this location. The proposed development, in the absence of any identified locally based need for the house, would further 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.

