



---

**Planning and Development Acts 2000 to 2018**

**Planning Authority: Kerry County Council**

**Planning Register Reference Number: 18/459**

**APPEAL** by Mary Wilson O'Farrell of Glashabeg-Glaisebeag, Ballydavid, Tralee, County Kerry against the decision made on the 12<sup>th</sup> day of September, 2018 by Kerry County Council to grant subject to conditions a permission to Vincent Gorman care of Moriarty and Bambury Limited of Dyke Gate Lane, Dingle, County Kerry.

**Proposed Development** (A) Demolish existing derelict dwelling house and decommission existing septic tank and (B) Construct a new dwelling house served by a proprietary waste water treatment unit and polishing filter all with associated ancillary services/site works etc., at Glashabeg, Ballydavid, Dingle, County Kerry, as revised by the further public notice received by the planning authority on the 16th day of August, 2018.

**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**

Taken in conjunction with existing dwellings in the vicinity, it is considered that the proposed development would give rise to an excessive density of development in a rural area lacking certain public services and community facilities and would exacerbate and consolidate a trend towards the establishment of a pattern of haphazard rural housing in an area designated as being of secondary special amenity. The proposed development would lead to the erosion of the rural, scenic and landscape character of the area which it is necessary to preserve in accordance with objective ZL-1 of the current Development Plan for the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

---

**Terry Prendergast**  
**Member of An Bord Pleanála**  
**duly authorised to authenticate**  
**the seal of the Board.**

**Dated this            day of            2019.**