



Planning and Development Acts 2000 to 2022

Planning Authority: Kerry County Council

Planning Register Reference Number: 23/570

APPEAL by Joanna Walsh and Tony Barrett care of Jeremy Walsh Project Management of 10 Gas Terrace, Tralee, County Kerry against the decision made on the 27th day of September, 2023 by Kerry County Council to refuse permission.

Proposed Development: Construct a single storey dwelling with attic development which will be served by a mechanical treatment unit and soil polishing filter and all necessary ancillary site works at Sackville, Ardfert, County Kerry as revised by the further public notices received by the planning authority on the 1st day of September 2023.

Decision

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

Reasons and Considerations

The Board is not satisfied on the basis of submissions made in relation to the planning application and appeal, that a rural housing need has been demonstrated in accordance with Objective KCDP 5-15, of the Kerry County Development Plan 2022-2028 having regard to the location of the application site in an area designated as Rural Areas under Urban Influence and noting the proximity of the site to Ardfert settlement, where it has not been demonstrated that the housing need can be met in a more sustainable location. The proposed development would contravene KCDP 5-15 of the County Development Plan and would, therefore, be contrary to the proper planning and sustainable development of the area.


Patricia Calleary

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



Dated this 20 day of August 2024