



An
Bord
Pleanála

Board Order
ABP-318386-23

Planning and Development Acts 2000 to 2022

Planning Authority: Kerry County Council

Planning Register Reference Number: 23/919

APPEAL by Liam O'Keeffe of 8 Glen Ashe, Langford Street, Killorglin, County Kerry against the decision made on the 10th day of October, 2023 by Kerry County Council to grant subject to conditions a permission to Muiris O'Grady care of Frank Curran of 16 Main Street, Caherciveen, County Kerry.

Proposed Development: Installation of four glamping pods served by an effluent treatment tank and polishing filter with associated site works at Ownagarry, Killorglin, County Kerry.

Decision

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

Reasons and Considerations

Having regard to the scale of the proposed development and its location removed from the existing farm complex, it is considered that the proposed development would contribute to the encroachment of random rural development in a visually sensitive area and would be contrary to the current Kerry County Development Plan policy in terms of siting appropriately scaled on-farm accommodation development within existing or adjacent to farmyard complexes as set out in Objective KCDP 10-69. The proposed development outside the development boundary of Killorglin would also be contrary to Section 10.3.5.1 and Section 1.12.2 (of Volume 6) of the said plan which requires that such type camping/glamping accommodation be provided in proximity to existing settlements, services or tourism initiatives. Furthermore, the proposal has not demonstrated compliance with Section 10.3.5.2 of the plan which states that farm-stay accommodation shall be provided by farmhouse extension or by the utilisation of other existing dwellings/structures on the property and only where it has been demonstrated that these are not viable options, will permission be considered for new build development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Joe Boland

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this *15TH* day of *October* 2024.