

An
Bord
Pleanála

Board Order ABP-319062-24

Planning and Development Acts 2000 to 2022

Planning Authority: Kerry County Council

Planning Register Reference Number: 23/1125

Appeal by John Kirby care of Brendan O'Connell and Associates of 11 Market Place, (Old Prospect House) Tralee, County Kerry against the decision made on the 23rd day of January, 2024 by Kerry County Council refuse permission for the proposed development.

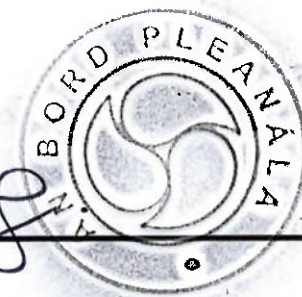
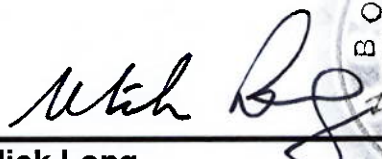
Proposed Development: (a) Build a private single storey dwelling, (b) construct a private garage, (c) install a septic tank and percolation area and (d) all associated site works at Liscahane, Ardfert, County Kerry.

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 pattern of existing linear roadside residential development in an unserviced area and the siting of the proposed house to the rear of established residential properties, it is considered that the proposed development would constitute backland and ribbon development in a remote rural area, which would set an undesirable precedent for development of a similar nature in the vicinity and would not be in accordance with Section 5.5 Rural Housing as set out in the Kerry County Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

The seal of An Bord Pleanála is a circular emblem. It features a central triskelion, a symbol consisting of three interlocking spirals. The words "AN BORD PLEANÁLA" are inscribed around the perimeter of the circle.

Mick Long

Member of An Bord Pleanála

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

Dated this ^{30th} day of *August* 2024.