

Planning and Development Acts 2000 to 2022

Planning Authority: Kerry County Council

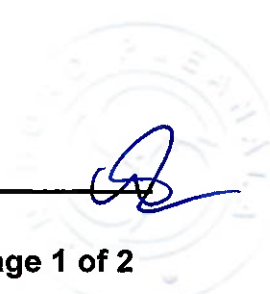
Planning Register Reference Number: 24175

APPEAL by Ross and Dierdre Lewis care of Teicniúil-Priory Consulting Engineers Limited of Priory Grove, Muckcross Road, Killarney, County Kerry against the decision made on the 19th day of June, 2024 by Kerry County Council to refuse permission.

Proposed Development: To construct a new dwelling, separate garage, provision of an on-site effluent treatment by way of proprietary mechanical aeration unit and polishing filter, and all associated site services at Killahane, Firies, Killarney, 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 location of the proposed development, within a Rural Area Under 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, in an area where housing is restricted to persons demonstrating an exceptional rural generated housing need, and the location of the proposed development being situated outside the boundary of the District Town of Fries, as identified in the Kerry County Council Development Plan 2022-2028 Map Browser, the Board considered that the applicant did not demonstrate an exceptional rural generated housing need, in accordance with Objective KCDP 5-15 of the Kerry County Council Development Plan 2022-2028, for a house at this location. The Board considered that, in the absence of a demonstrated exceptional rural generated housing need, the proposed development would 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.



MaryRose McGovern

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

Dated this 23 day of January 2025.