



An
Coimisiún
Pleanála

**Commission Order
PL-500371-KY-25**

Planning and Development Act 2000, as amended

Planning Authority: Kerry County Council

Planning Register Reference Number: 25/60800

Appeal by Maurice Sugrue against the decision made on the 4th day of November, 2025 by Kerry County Council to refuse permission for the proposed development.

Proposed Development: Permission to construct a single storey dwellinghouse and to install an 8 tricol novo wastewater treatment pumped unit and sandcell tertiary system and all associated site works at Manor East, Tralee, County Kerry.

Decision

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

Reasons and Considerations

The site is located on unzoned land which is identified in the Kerry County Development Plan 2022-2028, as a rural area under significant urban influence in relation to which it is an objective as set out under Objective KCDP-5-14 that applicants must demonstrate that they comply with one of four categories of housing need [set out the policy requirements]. This objective is consistent with National Policy Objective 28, as set out in the Revised National Planning Framework 2025, which requires that in areas under urban influence, applicants are required to demonstrate an economic or social need to live in the rural area. Having regard to the submissions made in connection with the planning application and the appeal, it is considered that the applicant does not come within the scope of the housing need criteria for a house at this location. In the absence of an identified locally based need for a house, the proposed development would contribute to the encroachment of random rural development in the area and would militate against the efficient provision of public services and infrastructure. The proposed development would contravene the objective as set out in the Development Plan and would, therefore, be contrary to the proper planning and sustainable development of the area.


Declan Moore

Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.



Dated this 3rd day of SEPTEMBER 2026.