



An  
Coimisiún  
Pleanála

**Direction**  
**CD-021555-25**  
**ABP-320803-24**

The submissions on this file and the Inspector's report were considered at a meeting held on 12/12/2025.

The Commission decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

#### **Planning**

**Commissioner:**

**Date:** 12/12/2025

MaryRose McGovern

#### **DRAFT WORDING FOR ORDER**

#### **Reasons and Considerations**

1. Having regard to the location of the site within a 'Rural Area Under Urban Influence', as identified in the Kerry County Development Plan 2022 – 2028, and in an area where housing is restricted to persons demonstrating local need in accordance with Policy Objective KCDP 5-15 of the Development Plan, it is considered that it has not been satisfactorily demonstrated that the applicant comes within the scope of the housing need criteria as set out in the Development Plan, for a house at this location. In the absence of any identified locally based need for the house, 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.

2. The site of the proposed development is located within a 'Visually Sensitive Area' as set out in the Kerry County Development Plan 2022 – 2028, where emphasis is placed on the importance of designing with the landscape and of siting of development to minimise visual intrusion. The site is also adjacent to a local road which is part of the Wild Atlantic Way with designated 'Views & Prospects' in both directions and which it is the policy of the planning authority to preserve. Having regard to the exposed nature of this coastal site, its sloping topography, and the location of the proposed development between the road subject to the designated 'Views & Prospects' and the coast, in a location where expansive coastal views are experienced from the said road, it is considered that the proposed development would form an obtrusive feature on the landscape at this location, would seriously injure the visual amenities of the area, would fail to be adequately absorbed and integrated into the landscape, and would militate against the preservation of the rural environment. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**NOTE:**

The Commission noted that a mechanical aeration unit and sand polishing filter are proposed to serve the proposed dwelling, but no detailed drawings or specifications for these were submitted with the application or appeal, and neither was a Site Characterisation Form submitted, as per the EPA Code of Practice for Domestic Wastewater Treatment Systems. Although ordinarily, this would warrant further consideration and a request for further information, in this instance given the substantive reasons for refusal above, it was decided not to pursue these matters under the current appeal.