



An
Coimisiún
Pleanála

Direction
CD-021460-25
ABP-321194-24

The submissions on this file and the Inspector's report were considered at a meeting held on 28/11/2025.

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

Planning

Commissioner:

Date: 03/12/2025


Liam McGree

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Objective KCDP 11-78 of the Kerry County Development Plan 2022-2028 seeks to 'Protect the landscapes of the County by ensuring that any new developments do not detrimentally impact on the character, integrity, distinctiveness or scenic value of their area. Any development which could unduly impact upon such landscapes will not be permitted'. Notwithstanding the design of the proposed development and the proposed landscaping of the subject site, it is considered that the proposed development would form a discordant and obtrusive feature on the landscape at this particular location, would detrimentally impact on the character, integrity, distinctiveness and scenic value of their area; would militate against the preservation of the rural environment by failing to consider other

potentially less impactful locations in the vicinity; and would set an undesirable precedent for other such prominently located development in the vicinity.

Furthermore, the proposal has the potential to detract from identified views and prospects and is considered not to be in accordance with Objective KCDP 11-79 of the Kerry County Development Plan 2022-2028 in this regard.

It is therefore considered that the proposed development would be contrary to the proper planning and sustainable development of the area.

Note: The Commission considered whether or not the applicant had submitted sufficient information to demonstrate a rural generated housing need having regard to Objectives KCDP 5-15 of the Kerry Development Plan 2022-2028. The Commission noted the first reason for refusal as recommended by the Inspector and shared the inspector's concerns regarding the nature of the information submitted with the planning application and appeal but considered that it might have been possible to resolve this matter through the invitation of further submissions. However, given the above substantive reason for refusal, the commission decided not to seek further information in relation to the applicant's compliance with the planning authority's rural housing policy.

Please **circulate** a copy of this Direction with the Order.