

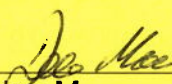
An  
Coimisiún  
Pleanála

**Direction**  
**CD-019997-25**  
**ABP-321997-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 19/06/2025.

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

**Planning Commissioner:**

  
Declan Moore

**Date:** 23/06/2025

### **DRAFT WORDING FOR ORDER**

#### **Reasons and Considerations**

1. Having regard to the location of the site within "Other Rural Area" as identified in Kerry County Development Plan 2022-2028 and objective KCDP 5-16, which seeks to accommodate demand for permanent residential development as it arises subject to good sustainable planning practices, it is considered that the applicant has not adequately demonstrated a need for a permanent residential development at this location in accordance with the Development Plan. The proposed development, in the absence of any identified locally based need for the house, 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 for the area, and objective KCDP 11-78 which aims 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. Having regard to the topography of the site, the unsurfaced minor laneway which is inadequate in width, alignment and structural condition, the elevated positioning of the proposed development, together with its depth and scale, the removal of the front boundary hedging and proliferation of one-off dwellings in the locality, it is considered that the proposed development would form a discordant and 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, would militate against the preservation of the rural environment and would set an undesirable precedent for other such prominently located development in the vicinity and would contravene objective KCDP 11-78 of the Kerry County Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.