



An  
Coimisiún  
Pleanála

**Direction**  
**CD-021990-26**  
**ACP-323171-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 09/03/2026.

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

#### **Planning**

Commissioner: *Eamonn James Kelly* Date: 09/03/2026

Eamonn James Kelly

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

##### **Reasons and Considerations**

1. Having regard to its overall scale, located in an exposed, visually sensitive coastal area removed from existing settlements, established tourism assets or main farmyard complex, the proposed development is considered to contravene Objective KCDP 10-31 (Visitor Accommodation) of the Kerry County Development Plan 2022-2028. Furthermore, the proposal is considered to contravene sections 1.12.2 (Caravan, Glamping and Camping developments) and 10.3.5.1 (Camping/Glamping/Camper Vans and Caravan parks) of the Plan. The proposed development would set an undesirable precedent for further similar development at such locations. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the locational context of the subject site and its proximity to designated sites including Ballinskelligs Bay and Inny Estuary Special Area of Conservation (Site Code: 000335), to the scale of the proposed development and the design and complexity of the proposed effluent treatment system, the Commission is not satisfied that effluent from the development can be satisfactorily treated and/or disposed of on-site, notwithstanding the proposed use of a wastewater treatment system and associated constructed wetland. It has not been adequately demonstrated that the proposed development would not cause pollution of groundwater and surface waters, and accordingly, would be prejudicial to public health. Furthermore, increased lighting/sky glow at a coastal location such as this has the potential to impact nocturnal species including avian Special Conservation Interests (SCI) species for the Puffin Island Special Protection Area (Site Code: 004003) and Deenish Island and Scariff Island Special Protection Area (Site Code: 004175). The proposal would therefore conflict with Development Plan Objectives KCDP 11-2 and KCDP 11-42 of the Development Plan, would be contrary to the protection of the environment, biodiversity and natural heritage and would, therefore, be contrary to the proper planning and sustainable development of the area.
3. On the basis of the information submitted and the concerns raised by Uisce Éireann, in relation to the impact of the development on the public water supply, the Commission is not satisfied that the proposed development would not cause disruption to the public water supply in the Ballinskelligs area during periods of high demand. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
4. Having regard to the overall scale and spread across the site of the development proposed, together with the increased height and elevational treatment of the proposed hotel element, the Commission considers that the proposed development would be visually intrusive at this location, would significantly detract from the character of this sensitive coastal environment, and would not therefore be in accordance with Objective KCDP 10-32 (Visitor Accommodation) of the Kerry County Development Plan 2022-2028.

Furthermore, the Commission considers that the proposal would impact on the character, integrity, distinctiveness and scenic value of this visually sensitive landscape by virtue of the scale, height and location of the proposed development within a designated Visually Sensitive area where there are protected views/prospects. 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 and would set an undesirable precedent for other such prominently located development in the vicinity. Having regard to the above, the proposed development is also considered to contravene Objective KCDP 11-78 (Landscape Sensitivity) of the Kerry County Development Plan 2022-2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.

5. Section 11.3.3.1 (Kerry International Dark Sky Reserve) of the Development Plan notes that International Dark Sky Reserves are areas recognised as possessing an exceptional or distinguished quality of starry nights and nocturnal environment specifically protected for scientific, natural, educational, cultural, heritage or public enjoyment. The subject site, which is currently devoid of artificial light, is located within the core of the Kerry International Dark-Sky Reserve, which is considered to be of international importance. The Development Plan recognises the potential of the Dark-Sky Reserve as a significant tourism attraction, and as a result the control of light pollution in this area is important. Objective KCDP 11-43 (Light Pollution) seeks to support the Kerry International Dark-Sky Reserve and ensure that all new external lights comply with the objectives of the Kerry International Dark Sky Reserve. Having regard to the scale of the development proposed, together with its associated lighting, it is considered that the proposal would create a substantial amount of light pollution, the management of which has not been adequately addressed in the submitted documentation. The proposal would therefore have impacts on the integrity and long-term environmental and tourism value of the Reserve. The proposed development would, therefore, be contrary to section 11.3.3.1 and Objective KCDP 11-43 of the Kerry County Development Plan 2022-2028 and with the proper planning and sustainable development of the area.