

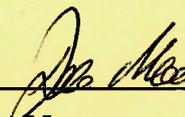
An
Coimisiún
Pleanála

Commission Direction
CD-000137
PL-500152-KY

The submissions on this file and the Inspector's report were considered at a meeting held on 18 February 2026.

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:

18th day of February 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Having regard to the location of the site within an Area Under Strong Urban Influence as identified in Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April 2005 and in an area where housing is restricted to persons demonstrating local need in accordance with Objective KCDP 5-15 of the Kerry

County Development Plan 2022-2028, it is considered that the applicant has not demonstrated that this would be their 'first home'.

2. The site is located in an elevated position and comprises undeveloped agricultural land surrounded by other agricultural lands, it is removed from the existing cluster of rural dwellings to the east and would extend development into unspoilt areas, in an area designated in the Kerry County Development Plan 2022-2028 as a 'Visually Sensitive Area' by reason of its landscape quality, in relation to which Policy Objective KCDP 11-78 seeks to ensure that any new developments do not detrimentally impact on the character, integrity, distinctiveness or scenic value of the area. The proposed development would, therefore, interfere with the character, integrity, distinctiveness and scenic value of the landscape, which it is necessary to preserve, contrary to Objective KCDP 11-78 of the development plan and to the proper planning and sustainable development of the area.

Note

The Commission was not satisfied that the applicant had demonstrated sufficient legal interest to improve the unsurfaced minor laneway which is inadequate in width, alignment and structural condition to support the proposed development, and would, therefore, endanger public safety by reason of traffic hazard, but given the substantive reasons for refusal decided not to pursue this new issue.