



An
Coimisiún
Pleanála

Commission Direction
CD-000418
PL-500545-KY-26

The submissions on this file and the Inspector's report were considered at a meeting held on 15 April 2026.

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

Planning Commissioner:

Marie O'Connor

Date:

15th day of April 2026

Reasons and Considerations

1. The proposed modular unit to be used as a sensory building is not located within the curtilage of a dwellinghouse and would not function ancillary to any existing dwellinghouse in the immediate vicinity of the application site. Furthermore, it is a car dependent urban-generated development in a rural area, located at a distance from services and settlements. The proposed development would constitute haphazard and disorderly development. The proposed development, and the precedent it would

set, would be contrary to the proper planning and sustainable development of the area.

2. It is considered that traffic movements generated by the proposed development on a road along which the vertical and horizontal alignment are substandard and where sight distances are severely restricted, would interfere with the safety and free-flow of traffic on that road. The proposed development would, therefore, endanger public safety by reason of traffic hazard and an obstruction to road users. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note:

The Commission noted that the inspector considered that visual impacts would be acceptable however the Commission were not satisfied that sufficient justification has been provided for the location of the modular unit at this specific location in a Visually Sensitive Area with protected views and prospects on the adjacent road.