

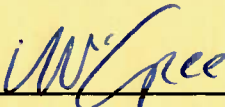
An
Coimisiún
Pleanála

Commission Direction
CD-000472
PL-500601-KY-26

The submissions on this file and the Inspector's report were considered at a meeting held on 22 April 2026.

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

Planning Commissioner:



Liam McGree

Date:

27th day of April 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Having regard to the location of the site within "Other Rural Areas" 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, and which seeks to prioritise the use or extension of existing dwellings, and to the policies set out in Section 5.5 Rural Housing of the Kerry County Development Plan 2022-2028 which seeks to encourage people to live in existing villages and settlements it is considered that the applicant has not adequately demonstrated a need for a permanent residential development at this rural 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, contravene Section 5.5 and Objective KCDP 15-16 of the Kerry County Development Plan 2022-2028 and would be contrary to the proper planning and sustainable development of the area.

2. Having regard to the elevated nature of the site, to its location along the Dingle Way, within a "Visually Sensitive Area" as set out in the Kerry County Development Plan 2022-2028, and to 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, to the proliferation of one-off dwellings in the locality, and Objective 5-22 which aims to ensure that proposals for housing in rural areas comply with the Building a house in Rural Kerry Design Guidelines, it is considered that the proposed development would constitute undesirable ribbon development in a rural area outside lands zoned for residential development, would fail to be adequately absorbed and integrated into the landscape and would seriously injure the visual

amenities of the area. The proposal would therefore set an undesirable precedent for other such development in the vicinity and would contravene Objective KCDP 11-78 and Objective 5-22 of the Kerry County Development Plan 2022-2028 and would be contrary to the proper planning and sustainable development of the area.

3. The proposed development is located along an unsurfaced minor laneway, which form part of the Dingle Way long distance walking route, and which is inadequate in width, alignment and structural conditions to accommodate the additional vehicular traffic generated by the proposed development and would, therefore, endanger public safety by reason of traffic hazard.