



An
Coimisiún
Pleanála

Commission Direction
CD-000570
PL-500752-KY-26

The submissions on this file and the Inspector's report were considered at a meeting held on 14 May 2026.

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

Planning Commissioner:

Patricia Calleary

Patricia Calleary

Date:

14th day of May 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Objective KCDP 10-11 of the Kerry County Development Plan 2022-2028 seeks to 'Encourage tourism developments, increased visitor accommodation, interpretation centres, and commercial/retail facilities serving the tourism sector to be located within established settlements thereby fostering strong links to a whole range of other economic and commercial sectors and sustaining the

host communities'. The proposed commercial facility serving the tourism sector, which comprises of an outdoor activity centre, is located within a rural area, removed from established settlements. In the absence of sufficient detail on the proposed activities, changes to the landform and a more complete description of all elements of the development, both construction and operation, and the justification of same at this location, the proposed development is considered to contravene Objective KCDP10-11 of the Kerry County Development Plan 2022-2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. In the absence of sufficient information on the nature and scale of the proposed development including the proposed activities, it has not been adequately demonstrated to An Coimisiún Pleanála that the proposed development would not seriously impact the residential amenities of properties in the area, particularly in relation to noise from the cumulative activities. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

The Commission did not attach the inspectors reason number two, which centres on the storage containers not considered by the inspector to be appropriate and would injure the visual amenities of the area. The Commission concluded that the use of the storage containers, when taken in context of the overall design, and given the small scale nature of these elements, would not injure the visual amenities of the area or be contrary to Objective KCDP 10-22 of the Kerry County Development Plan 2022-2028 and did not share the inspector's conclusion on this matter.

The Commission noted the inspector's recommended reason number three which centres on concerns with the wastewater treatment system design, where some additional information was considered to be required (calculations to support the population equivalent of 8 advanced, clarification on whether nearby properties are served by mains water and clarification regarding the winter water table level). While these matters raised by the inspector are new matters in the context of the appeal and if the Commission were minded to grant permission, these could be addressed by way of a request for further information and therefore the Commission did not attach this reason in its overall refusal reason.