

An
Coimisiún
Pleanála

Commission Order
ABP-321194-24

Planning and Development Act 2000, as amended

Planning Authority: Kerry County Council

Planning Register Reference Number: 24333

APPEAL by Sean O'Connor care of Planning Street of Collorus House, Lauragh, County Kerry against the decision made on the 10th day of October 2024, by Kerry County Council to refuse permission for the proposed development.

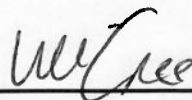
Proposed Development: Planning permission to (a) construct a new dwelling house with garage, and (b) to construct a new wastewater treatment system with all associated site services at Ballydavid, Dingle, County Kerry.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

Objective KCDP 11-78 of the Kerry County Development Plan 2022-2028 seeks 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. Any development which could unduly impact upon such landscapes will not be permitted'. Notwithstanding the design of the proposed development, and the proposed landscaping of the subject site, it is considered that the proposed development would form a discordant and obtrusive feature on the landscape at this particular location, would detrimentally impact on the character, integrity, distinctiveness and scenic value of the area; would militate against the preservation of the rural environment by failing to consider other potentially less impactful locations in the vicinity; and would set an undesirable precedent for other such prominently located development in the vicinity. Furthermore, the proposal has the potential to detract from identified views and prospects and is considered not to be in accordance with Objective KCDP 11-79 of the Kerry County Development Plan 2022-2028, which seeks to 'preserve the views and prospects as defined on maps contained in Volume 4'. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Liam McGree

Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**



Dated this 09th day of December 2025.