

An
Coimisiún
Pleanála

Commission Order
ABP-322564-25

Planning and Development Act 2000, as amended

Planning Authority: Kerry County Council

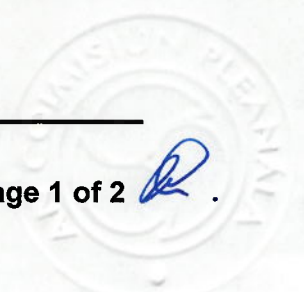
Planning Register Reference Number: 25/60017

APPEAL by Gearoid Kennedy of Ardroe, Inch, Annascaul, County Kerry against the decision made on the 24th day of April, 2025 by Kerry County Council to grant subject to conditions a permission to Emma Kennedy care of Moriarty Design and Construction of An Nead, Ardinane, Annascaul, County Kerry.

Proposed Development: Construction of a dwellinghouse with parking to the rear, including connection to the existing on-site public sewerage and mains water connections and all necessary site works, all at Main Street, Annascaul, County Kerry.

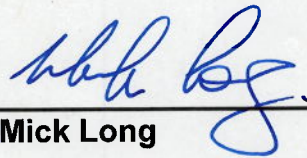
Decision

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



Reasons and Considerations

Having regard to the Kerry County Development Plan 2022-2028 and the Uisce Éireann Wastewater Capacity Register, the proposed development is proposed to connect to the wastewater treatment plant where there is no spare capacity and where certainty of available capacity to facilitate the proposed development cannot be demonstrated and that overloading of the facility will not occur, which would potentially cause an adverse impact on the receiving environment. The proposed development would be premature due to the deficiency of the wastewater treatment facility to serve the proposed development, and would, therefore, be prejudicial to public health and the proper planning and sustainable development of the area.



Mick Long

Planning Commissioner of An Coimisiún

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



Dated this 27th day of August 2025.