



Planning and Development Act 2000, as amended

Planning Authority: Kerry County Council

Planning Register Reference Number: 25/60686

Appeal by Lisa Wyles against the decision made on the 30th day of September, 2025 by Kerry County Council to refuse permission for the proposed development.

Proposed Development: Construction of a single storey dwellinghouse served by a septic tank and percolation area and allowing for all ancillary site works at Knockglass More, Camp, Tralee, County Kerry.

Decision

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

Reasons and Considerations

1. Having regard to the location of the site within an Area Under Strong Urban Influence as identified in Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April 2005 and in an area where housing is restricted to persons demonstrating local need in accordance with Objective KCDP 5-15 of the Kerry County Development Plan 2022-2028, it is considered that the applicant has not demonstrated that this would be their 'first home.
2. The site is located in an elevated position and comprises undeveloped agricultural land surrounded by other agricultural lands, it is removed from the existing cluster of rural dwellings to the east and would extend development into unspoilt areas, in an area designated in the Kerry County Development Plan 2022-2028 as a 'Visually Sensitive Area' by reason of its landscape quality, in relation to which Policy Objective KCDP 11-78 seeks to ensure that any new developments do not detrimentally impact on the character, integrity, distinctiveness or scenic value of the area. The proposed development would, therefore, interfere with the character, integrity, distinctiveness and scenic value of the landscape, which it is necessary to preserve, contrary to Objective KCDP 11-78 of the development plan and to the proper planning and sustainable development of the area.



Declan Moore

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**Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this 24th day of FEBRUARY 2026