

An
Coimisiún
Pleanála

Commission Order
PL-500188-KY

Planning and Development Act 2000, as amended

Planning Authority: Kerry County Council

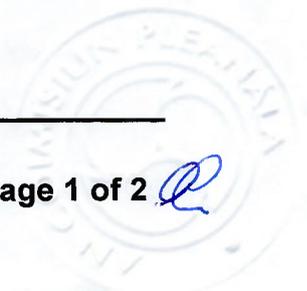
Planning Register Reference Number: 25/60388

Appeal by Mairead Lynch against the decision made on the 8th day of October, 2025 by Kerry County Council to refuse permission.

Proposed Development: Construction of a single storey dwelling served by a septic tank and percolation area and all associated site works, all at Tullamore, Ballybunion, County Kerry.

Decision

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



Reasons and Considerations

The site is located in an elevated and open position 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 (Landscape Sensitivity) 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 appear as an obtrusive feature on this sensitive landscape, detracting to an undue degree from the character and scenic amenities of the area. The proposed development would interfere with the character, integrity, distinctiveness and scenic value of the landscape, which it is necessary to preserve, would be contrary to Policy Objective KCDP 11-78 of the Kerry County Development Plan 2022-2028, and would, therefore, be contrary to 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 4th day of April 2026.