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**Planning and Development Act 2000, as amended**

**Planning Authority: Kerry County Council**

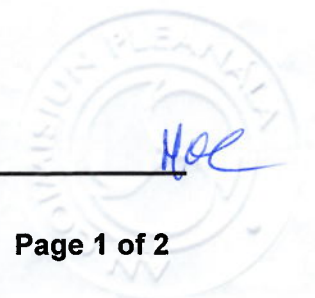
**Planning Register Reference Number: 2560625**

**APPEAL** by Darragh and Sara O' Riordan against the decision made on the 27<sup>th</sup> day of November, 2025 by Kerry County Council to refuse permission for the proposed development.

**Proposed Development:** Construction of a modular unit to be used as a sensory building and garden with wastewater treatment unit and soil polishing filter and all associated site services at Derrynane Beg, Caherdaniel, County Kerry.

## **Decision**

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



## Reasons and Considerations

1. The proposed modular unit to be used as a sensory building is not located within the curtilage of a dwellinghouse and would not function ancillary to any existing dwellinghouse in the immediate vicinity of the application site. Furthermore, it is a car dependent urban-generated development in a rural area, located at a distance from services and settlements, and would constitute haphazard and disorderly development. The proposed development, and the precedent it would set, would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is considered that traffic movements generated by the proposed development on a road along which the vertical and horizontal alignment are substandard, and where sight distances are severely restricted, would interfere with the safety and free flow of traffic on that road. The proposed development would endanger public safety by reason of traffic hazard and an obstruction to road users and would, therefore, be contrary to the proper planning and sustainable development of the area.

  
Marie O'Connor

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

Dated this 15<sup>th</sup> day of April 2026