



An
Coimisiún
Pleanála

Commission Order
PL-500601-KY-26

Planning and Development Act 2000, as amended

Planning Authority: Kerry County Council

Planning Register Reference Number: 2560999

Appeal by Anne Kennedy against the decision made on the 16th day of December 2025 by Kerry County Council to refuse permission for the proposed development.

Proposed Development: Planning permission to construct a new single storey domestic dwelling house, including all associated site works and with a new mechanical treatment unit and sand polishing filter and a new connection to a private well all at, Ardroe, Inch, County Kerry.

Decision

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

Reasons and Considerations

1. Having regard to the location of the site within "Other Rural Areas" as identified in Kerry County Development Plan 2022-2028 and objective KCDP 5-16 (Rural Settlement Policy), which seeks to accommodate demand for permanent residential development as it arises, subject to good sustainable planning practices, and which seeks to prioritise the use or extension of existing dwellings, and to the policies set out in Section 5.5 (Rural Housing) of the Kerry County Development Plan 2022-2028 which seeks to encourage people to live in existing villages and settlements, it is considered that the applicant has not adequately demonstrated a need for a permanent residential development at this rural location in accordance with the development plan. The proposed development, in the absence of any identified locally based need for the house, would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would contravene Section 5.5 and Objective KCDP 15-16 of the development plan and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the elevated nature of the site, to its location along the Dingle Way, within a "Visually Sensitive Area" as set out in the Kerry County Development Plan 2022-2028, and to Objective KCDP 11-78 (Landscape Sensitivity) which aims 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, to the proliferation of one-off dwellings in the locality, and Objective KCDP 5-22 (Rural Housing) which aims to ensure that proposals for housing in rural areas comply with the Building a house in Rural Kerry Design Guidelines, it is considered that the proposed development would constitute undesirable ribbon development in a rural area outside

lands zoned for residential development, would fail to be adequately absorbed and integrated into the landscape and would seriously injure the visual amenities of the area. The proposed development would, therefore, set an undesirable precedent for other such development in the vicinity and would contravene Objective KCDP 11-78 and Objective KCDP 5-22 of the development plan and would be contrary to the proper planning and sustainable development of the area.

3. The proposed development is located along an unsurfaced minor laneway which form part of the Dingle Way long distance walking route, and which is inadequate in width, alignment and structural conditions to accommodate the additional vehicular traffic generated by the proposed development and would, therefore, endanger public safety by reason of traffic hazard.



Liam McGree

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

Dated this 27th day of April 2026.