

Planning and Development Act 2000, as amended

Planning Authority: Kerry County Council

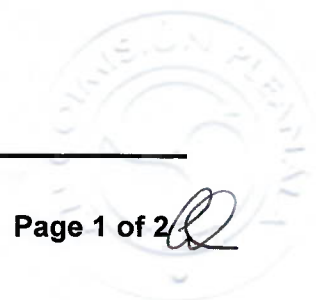
Planning Register Reference Number: 2561058

APPEAL by Hannah Casey against the decision made on the 20th day of January 2026, by Kerry County Council to refuse permission for the proposed development.

Proposed Development: Construction of a two-storey dwelling house and permission to install a treatment unit and polishing filter unit and all associated site works at Lissyviggeen, Killarney, County Kerry.

Decision

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



Reasons and Considerations

Having regard to the location of the site within a 'Rural Area Under Significant Urban Influence' where housing is restricted to persons demonstrating local need in accordance with Objective KCDP 5-14 of the Kerry County Development Plan 2022-2028, it is considered that the applicant has not demonstrated they would come within the scope of the housing need criteria as set out in the development plan for a house at this location. 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, therefore, be contrary to the proper planning and sustainable development of the area.

The Commission did not share the Inspector's view that the scale and design of the proposed development did not respond to the topography and characteristics of the site and that subject to the requirements of the Building a House in Rural Kerry - Design Guidelines being satisfied, the proposed development would represent an acceptable form of development on a site where permission was previously granted.



Mick Long

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



Dated this 10th day of June 2026.