

An
Coimisiún
Pleanála

**Commission Order
PL-501235-KY**

Planning and Development Act 2000, as amended

Planning Authority: Kerry County Council

Planning Register Reference Number: 25/60914

Appeal by Denis McElligott against the decision made on the 31st day of March, 2026 by Kerry County Council to grant subject to conditions a permission to David and Anna O'Connor in accordance with plans and particulars lodged with the said Council.

Proposed Development: Construction of six number glamping pods, construction of a new access road and associated car parking, connect to the existing public sewer system, and all associated site works at Lisnakealwee, Brandon, Tralee, County Kerry.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

Having regard to the architectural design standards of the proposed glamping pods, including the materials and colour palette, the proposed placement of the pods within the landform and at an appropriate distance from the coastal edge, the evidence of availability and access to public services (foul, surface and mains water), and the ecological enhancement measures included in the submitted Ecological Impact Assessment Report and Landscape Plan, the Commission is satisfied that the proposed development would broaden visitor accommodation options within the area and would be in accordance with, and contribute positively to, Tourism Objectives KCDP SV-11, 10-31 and 10-32 of the Kerry County Development Plan 2022-2028. The site has the capacity to accommodate the scale of proposed development without giving rise to undue visual, residential, traffic or environmental impacts, and subject to compliance with the conditions set out below, the proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the proposed development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The ecological mitigation measures included in the submitted Ecological Impact Assessment Report shall be implemented in full.

Reason: To protect the environment.

3. The six glamping pods shall be available for short-term tourism letting only, of maximum duration of four weeks, and shall not be used for permanent residential accommodation.

Reason: In the interest of orderly development.

4. The proposed development shall be managed and supervised in accordance with a management scheme which shall be submitted to, and agreed in writing with, the planning authority prior to the occupation of the glamping pod units. This scheme shall provide adequate measures relating to:

- (a) supervision of the glamping site during periods of occupation,
- (b) maintenance of the proposed development, including landscaping, roads, paths, parking areas, lighting, waste storage facilities and sanitary services, and
- (c) details of management responsibilities and maintenance schedules.

Reason: In the interest of the visual and residential amenities of the area.

- 5. Details of the finished floor levels of the proposed glamping pods and storage unit, and the materials, colours, and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

- 6. Prior to commencement of development, satisfactory access from the site to the R550 and all boundary treatment and general landscaping details shall be agreed in writing with the planning authority. The glamping pods shall not be occupied until the agreed works are completed in full.

Reason: In the interest of traffic safety.

7. Prior to commencement of development, the developer shall submit details of public lighting for the proposed development for the written agreement of the planning authority. Such lighting shall be provided prior to the occupation/operation of the proposed development.
Reason: In the interest of public safety and amenity and to prevent light pollution.
8. All service cables associated with the proposed development such as electrical, telecommunications and communal television shall be located underground.
Reason: In the interest of visual and residential amenity.
9. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays, inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.
Reason: In order to safeguard the residential amenities of property in the vicinity.
10. A signage and way-finding scheme shall be submitted to, and agreed in writing with, the planning authority prior to occupation/operation of the glamping pods.
Reason: In the interest of the legibility of the scheme.

11. The construction of the proposed development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the proposed development, including noise management measures and off-site disposal of construction/demolition waste.

Reason: In the interest of public safety and residential amenity.

12. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services. Details of drainage arrangements, including Sustainable Drainage Systems (SUDs) measures, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

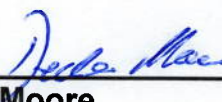
Reason: In the interest of public health.

13. Prior to commencement of development, the developer shall enter into a water and wastewater connection agreement with Uisce Éireann.

Reason: In the interest of public health.

14. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.


Declan Moore

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



Dated this 19th day of AUGUST 2026.