

An
Coimisiún
Pleanála

Commission Order
PL-501342-KY-26

Planning and Development Act 2000, as amended

Planning Authority: Kerry County Council

Planning Register Reference Number: 2561009

Appeal by David Geary against the decision made on the 21st day of April, 2026 by Kerry County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: Permission for the following works: (1) change design of eight number dwelling houses from that previously granted on planning reference number 23/305, on site numbers 2-9, all in accordance with plans and particulars submitted at Port Road, Dereen, Coollegrean, Killarney, County Kerry, as revised by further public notices received by the planning authority on the 12th day of February 2026.

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 'R1 – New/Proposed Residential' zoning objective for the site to "Provide for new residential development in tandem with the provision of the necessary social and physical infrastructure", to the planning history of the site, the pattern of development in the area, the siting, scale and design of the proposed development, and the objectives of the Kerry County Development Plan 2022-2028, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual or residential amenities of the area, would not be prejudicial to the environment or biodiversity and would be acceptable in terms of traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 26th day of January 2026 and the 26th day of March 2026, 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 development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Apart from any departures specifically authorised by this permission, the development shall comply with the conditions of the parent permission (PRR 23/305) unless the conditions set out hereunder specify otherwise. This permission shall expire on the same date as the parent permission.

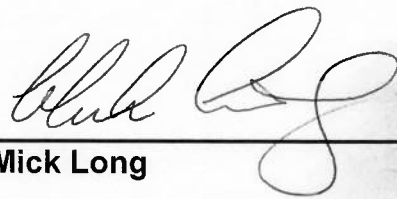
Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission.

3. Notwithstanding the Landscape Plan (drawing number 24-087 Rev A) received by the planning authority on the 26th day of January 2026, this permission relates only to the change of design of proposed house numbers 2-9 as described in the application documents and located within the red line application site boundary.

Reason: In the interest of clarity.

4. 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.

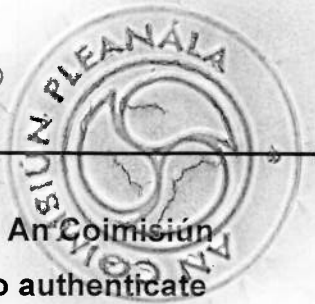


Mick Long

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate

the seal of the Commission.



Dated this 13th day of October 2026