



An  
Coimisiún  
Pleanála

## Inspector's Report PL-500152-KY

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<b>Development</b>	<b>Construction of dwelling, septic tank and associated site works</b>
<b>Location</b>	<b>Knockglass More, Camp, Tralee, Co. Kerry</b>
<b>Planning Authority</b>	<b>Kerry County Council</b>
<b>Planning Authority Reg. Ref.</b>	<b>25/60686</b>
<b>Applicant(s)</b>	<b>Lisa Wyles</b>
<b>Type of Application</b>	<b>Permission</b>
<b>Planning Authority Decision</b>	<b>Refuse Permission</b>
<b>Type of Appeal</b>	<b>First Party Normal Planning Appeal</b>
<b>Appellant(s)</b>	<b>Lisa Wyles</b>
<b>Observer(s)</b>	<b>None</b>
<b>Date of Site Inspection</b>	<b>7<sup>th</sup> January 2026</b>
<b>Inspector</b>	<b>Suzanne White</b>

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Appendix 1 – Form 1: EIA Pre-Screening

Appendix 2 – Form 2: EIA Preliminary Examination

Appendix 3 - AA Screening Determination

Appendix 4 - Water Framework Directive Screening

## 1.0 Site Location and Description

- 1.1. The site of the proposed development is located in the townland of Knockglass More, c. 0.7km east of the village of Camp and c. 13.5km west of the town of Tralee. It is an elevated site relative to Tralee Bay to the south and is accessed from an existing farm lane via the L12176, c. 900m southwest of its junction with the N86. There is a cluster of c. 14no. detached rural dwellings c. 80m to the east.
- 1.2. The site is in agricultural use, as are the lands immediately surrounding it. The site slopes away from the farm lane, from north to south. Levels on site vary from 59m AOD in the southeast corner to 45m AOD in the northwest corner. The site is bounded on all sides by mature hedging.
- 1.3. The site area is 0.4ha.

## 2.0 Proposed Development

- 2.1. The proposed development would comprise the construction of a single storey dwelling, the creation of a new vehicular entrance and the installation of a septic tank and percolation area. The proposed dwelling would be a four-bedroom bungalow with a stated floor area of 189sqm. The house would be served by the proposed septic tank system and by a private well.
- 2.2. Details submitted with the application included a Site Characterisation Form, birth certificate and letters from a national school and the local parish.

## 3.0 Planning Authority Decision

### 3.1. Decision

Planning permission was refused by Kerry County Council order dated 30<sup>th</sup> September 2025, for the following reason:

*“The proposal to locate a dwelling house on this elevated and exposed landscape would seriously injure the visual amenities of the area by reason of obtrusiveness and prominence forming a discordant feature on the landscape in this area and giving rise to an extension of development into a substantially open undeveloped rural area. The proposed development would therefore interfere*

*with the character of the landscape, which is necessary to preserve, in accordance with Objective KCDP 11-78 of the Kerry County Development Plan 2022-2028. The proposed development would be contrary to the proper planning and sustainable development of the area.”*

## **3.2. Planning Authority Reports**

### **3.2.1. Planning Reports**

The main points of the Planner’s Report may be summarised as follows:

- This is an upland sensitive location overlooking Tralee Bay with a high density of one-off houses.
- The proposed site is located on a grass track that extends westwards from a narrow, surfaced access road serving a number of the existing one-off houses in the vicinity.
- The applicant’s father obtained outline permission for 3no. sites on plots east of the proposed site, two of these sites are now built upon.
- The applicant can be considered to satisfy the rural housing policy for the area.
- The proposal would lead to an extension of development along an 80m grass track. The applicant has stated that the 80m stretch of grass track is to be improved, however this section of the grass track is not included within the red line boundary of the planning application, and no details were submitted to verify that the applicant has the necessary legal interest to carry out any upgrading works on the access track. The existing narrow access road currently serves circa 14 one-off dwellings.
- The proposal is not likely to impact negatively on residential amenities in the area.
- The visual impact is rated as significant. There is presently an extremely high and already excessive density of one-off houses on this hillside rural location. The proposed dwelling house and associated works would lead to a further extension to development into a substantially remote undeveloped highly scenic rural landscape. The land at this location is zoned Visually Sensitive

and overlooks Tralee Bay. The proposal would furthermore create the potential for an 'infill' type site by reason of the plot situated to east of proposed site. It is considered that the proposed development would not integrate into this rural landscape.

- It is considered that the proposed development would have a significant and negative impact on the scenic rural character of the landscape at this location and would set an undesirable precedent for an extension to development into an open undeveloped landscape.
- It is considered that the proposal is not one which requires IEA Screening or AA.

### 3.2.2. Other Technical Reports

KCC Site Assessment Unit (SAU): Further Information recommended in respect of: conflicting information with regards to water supply in the information in the SCF and drawings provided; and a detailed site layout plan drawing showing all appropriate separation distances as set out in the EPA CoP.

### 3.3. Prescribed Bodies

Transport Infrastructure Ireland (TII): The Authority requests that the Council has regard to the provisions of Chapter 3 of the DoECLG Spatial Planning and National Roads Guidelines in the assessment and determination of the subject planning application. Access shall be provided as per site layout submitted with access to the N86, national road, via L12176 only.

### 3.4. Third Party Observations

None.

## 4.0 Planning History

Application site:

None recorded.

Lands directly adjoining to the east:

03/2725: outline planning permission granted to Breda Wyles to construct a dwelling with septic tank and percolation area. This site is located directly adjacent to the

application site to the east. There is no record of a permission consequent application and this site is undeveloped.

00/3501: outline planning permission granted to Paul Wyles to construct 3 dwellings complete with septic tanks and percolation areas. Two were subsequently constructed under PRR 02/3150 & PRR 04/3498.

## 5.0 Policy Context

### 5.1. National Policy

#### **National Planning Framework – First Revision April 2025**

NPO 28 - Ensure, in providing for the development of rural housing, that a distinction is made between areas under urban influence, i.e. within the commuter catchment of cities and large towns and centres of employment, and elsewhere:

- In rural areas under urban influence, facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic or social need to live in a rural area and siting and design criteria for rural housing in statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements;
- In rural areas elsewhere, facilitate the provision of single housing in the countryside based on siting and design criteria for rural housing in statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements.

#### **Sustainable Rural Housing Guidelines 2005**

The Guidelines aim to ensure that the needs of rural communities are identified in the development plan process and that policies are put in place to ensure that the type and scale of residential and other development in rural areas, at appropriate locations, necessary to sustain rural communities is accommodated. The Guidelines state that areas under strong urban influence exhibit characteristics such as proximity to the immediate environs or close commuting catchment of large cities and towns, rapidly rising population, evidence of considerable pressure for

development of housing due to proximity to such urban areas, or to major transport corridors with ready access to the urban area, and pressures on infrastructure such as the local road network.

## 5.2. **Development Plan**

### Kerry County Development Plan 2022-2028

The Kerry County Development Plan 2022-2028 is the statutory development plan for the area. Rossbeigh is not recognised as a settlement in the Development Plan. Glenbeigh, located c. 3km to the east, is the nearest settlement and is categorised as a 'Village' in the hierarchy. The relevant policies and objectives pertaining to the proposed development are set out below.

### Volume 1 Written Statement

It is an objective of the Council to:

#### *Chapter 3: Core & Settlement Strategy*

KCDP 3-2 Support the sustainable growth and prioritise development of the county's settlements in accordance with the Settlement Hierarchy and the Core Strategy.

#### *Chapter 5: Rural Housing*

KCDP 5-2 Protect and promote the sense of place and culture and the quality, character and distinctiveness of the rural landscape that make Kerry's rural areas authentic and attractive places to live, work and visit.

KCDP 5-4 Ensure that future housing in all rural areas complies with the Sustainable Rural Housing Guidelines for Planning Authorities 2005 (DoEHLG), circular PL2/2017, National Planning Framework (NPOs 15 & 19) and the Development Management Guidance of this Plan.

### 5.5.1 Identifying Rural Area Types

The site is located in a 'Rural Area Under Urban Influence'.

#### 5.5.1.2 Rural Areas Under Urban Influence

In these areas, population levels are generally stable within a well-developed town and village structure and in the wider rural areas around them. This stability is supported by a traditionally strong rural/agricultural economic base. The key

challenge in these areas is to maintain a reasonable balance between development activity in the extensive network of smaller towns and villages and housing proposals in wider rural areas.

#### Objective KCDP 5-15

In Rural Areas under Urban Influence applicants shall satisfy the Planning Authority that their proposal constitutes an exceptional rural generated housing need based on their social (including lifelong or life limiting) and / or economic links to a particular local rural area, and in this regard, must demonstrate that they comply with one of the following categories of housing need:

- a) Farmers, including their sons and daughters or a favoured niece/nephew where a farmer has no family of their own who wish to build a first home for their permanent residence on the family farm.
- b) Persons taking over the ownership and running of a farm on a full-time basis, who wish to build a first home on the farm for their permanent residence, where no existing dwelling is available for their own use. The proposed dwelling must be associated with the working and active management of the farm.
- c) Other persons working full-time in farming or the marine sector for a period of over seven years, in the local rural area where they work and in which they propose to build a first home for their permanent residence.
- d) Persons who have spent a substantial period of their lives (i.e., over seven years), living in the local rural area in which they propose to build a first home for their permanent residence.
- e) Persons who have spent a substantial period of their lives (i.e., over seven years), living in the local rural area in which they propose to build a first home for their permanent occupation and currently live with a lifelong or life limiting condition and can clearly demonstrate that the need to live adjacent to immediate family is both necessary and beneficial in their endeavours to live a full and confident life whilst managing such a condition and can further demonstrate that the requirement to live in such a location will facilitate a necessary process of advanced care planning by the applicants immediate family who reside in close proximity.

Preference shall be given to renovation/restoration/alteration/extension of existing dwellings on the landholding before consideration to the construction of a new house.

KCDP 5-19 Ensure that the provision of rural housing will not affect the landscape, natural and built heritage, economic assets, and the environment of the county.

KCDP 5-20 Ensure that all permitted residential development in rural areas is for use as a primary permanent place of residence and subject to the inclusion of an Occupancy Clause for a period of 7 years.

KCDP 5-21 Ensure that all developments are in compliance with normal planning criteria and environmental protection considerations.

KCDP 5-22 Ensure that the design of housing in rural areas comply with the Building a house in Rural Kerry Design Guidelines 2009 or any update of the guidelines.

### *Chapter 11 Environment*

KCDP 11-2 Maintain the nature conservation value and integrity of Special Areas of Conservation, Special Protection Areas, Natural Heritage Areas (NHAs) and proposed Natural Heritage Areas (pNHAs). This shall include any other sites that may be designated at national level during the lifetime of the plan in co-operation with relevant state agencies

KCDP 11-77 Protect the landscapes of the County as a major economic asset and an invaluable amenity which contributes to the quality of people's lives.

KCDP 11-78 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. Any development which could unduly impact upon such landscapes will not be permitted.

Landscape Designations: The subject site has the landscape designation 'Visually Sensitive Area'.

#### 11.6.3.1 Visually Sensitive Areas

Visually sensitive landscape areas comprise the outstanding landscapes throughout the County which are sensitive to alteration. Rugged mountain ranges, spectacular coastal vistas and unspoilt wilderness areas are some of the features within this designation. These areas are particularly sensitive to development. In these areas, development will only be considered subject to satisfactory integration into the landscape and compliance with the proper planning and sustainable development of the area. The County enjoys both a national and international reputation for its scenic beauty. It is imperative in order to maintain the natural beauty and character of the County, that these areas be protected.

#### 11.6.4 Development in Designated Areas.

As outlined above and in accordance with Objective 11-77 and Objective 11-78 the protection of the landscape is a major factor in developing policies for rural areas. It should be noted that the landscapes and scenery are not just of amenity value but constitute an enormous economic asset. The protection of this asset is therefore of primary importance in developing the potential of the County. The capacity of an area to visually absorb development is also influenced by a combination of the following factors:

1. Topography -development in elevated areas will usually be visible over a wide area; development in enclosed areas will not.
2. Vegetation -areas which support (or which have the potential to support) trees, tall hedges and woody vegetation can screen new development from view. Areas which cannot easily sustain such vegetation will be unlikely to screen new development.
3. Development -new development is likely to be more conspicuous in the context of existing development in the landscape.

Visually sensitive landscapes are particularly notable by virtue of their scenic and visual quality and offer significant opportunities for tourism development and rural recreational activities. The Council will seek to ensure that a balance is achieved between the protection of sensitive landscapes and the appropriate socio-economic development of these areas. Development is not precluded in visually sensitive

landscapes however, development proposals will be required to demonstrate that they integrate and respect the visual quality of the landscape.

The following provisions shall apply to development in Visually Sensitive landscapes areas:

- There is no alternative location for the proposed development in areas outside of the designation.
- Individual proposals shall be designed sympathetically to the landscape and the existing structures and shall be sited so as not to have an adverse impact on the character, integrity and distinctiveness of the landscape or natural environment.
- Any proposal must be designed and sited so as to ensure that it is not unduly obtrusive. The onus is, therefore, on the applicant to avoid obtrusive locations. Existing site features including trees and hedgerows should be retained to screen the development.
- Any proposal will be subject to the Development Management requirements set out in this plan in relation to design, site size, drainage etc.
- The new structure shall be located adjacent to, or a suitable location as close as possible to, the existing farm structure or family home. Individual residential home units shall be designed sympathetically to the landscape, the existing structures and sited so as not to have an adverse impact on the character of the landscape or natural environment. Existing site features including trees and hedgerows shall be retained to form a part of a comprehensive landscaping scheme. Consideration must also be given to alternative locations.
- Extending development into unspoilt coastal areas is to be avoided.

11.6.5 Views and Prospects County Kerry contains views and prospects of outstanding natural beauty which are recognised internationally. There is a need to protect and conserve these adjoining public roads throughout the County. Any development which hinders or materially affects these views/prospects will not be permitted.

KCDP 11-79 Preserve the views and prospects as defined on Maps contained in Volume 4.

KCDP 11-81 Prohibit developments that have a material effect on views designated in this plan from the public road or greenways towards scenic features and/or public areas.

*Volume 6:*

Development Management Standards & Guidelines

1.5.10.1-1.5.10.10 Standards for residential development on rural and non-serviced sites.

*Building a House in Rural Kerry – Design Guidelines*

### 5.3. **Natural Heritage Designations**

- Tralee Bay and Magharees Peninsula, West to Cloghane SAC and pNHA (002070) is located c.260m to the southwest.
- Slieve Mish Mountains SAC (002185) is located c. 690m to the southeast.
- Tralee Bay Complex SPA (004188) is located c. 5km to the northeast.

## 6.0 **EIA Screening**

The proposed development has been subject to preliminary examination for environmental impact assessment (refer to Form 1 and Form 2 in Appendices of this report). Having regard to the characteristics and location of the proposed development and the types and characteristics of potential impacts, it is considered that there is no real likelihood of significant effects on the environment. The proposed development, therefore, does not trigger a requirement for environmental impact assessment screening and an EIAR is not required.

## 7.0 **The Appeal**

### 7.1. **Grounds of Appeal**

A first party appeal was received from the applicant. The grounds of appeal can be summarised as follows:

### *Rural Housing Policy:*

- There is 10.29ha land at this location, owned jointly by the applicant and her mother.
- The applicant has strong social links to the area. The applicant resides with her mother in Castlegregory and is the sole carer for her. She wishes to remain living in the area and build on family land. The applicant's sons attend school in Tralee and creche in Camp.
- The applicant lived with her family adjacent to the landholding until 2003, when the house was sold to Kerry County Council for the purposes of widening the N86 road.
- The case planner's report does not raise any concerns with respect to rural housing policy and this did not form a reason for refusal.
- The applicant complies with the Rural housing Policy set out in the CDP and has a rural generated need and therefore complies with the Sustainable Rural Housing Guidelines. Documentary evidence is attached in relation to the applicant's social need.

### *Visual amenities*

- The proposed development site and the wider family landholding is on lands designated as 'Visually Sensitive' in the Kerry CDP. The Plan does not prohibit development in such areas but developments must demonstrate that they integrate with and respect the visual quality of the area.
- In response to Item (i) of Section 11.6.4 of the KCDP: the applicant has three parcels of land. Of these, two are unsuitable for development as they are located at higher elevation or alongside Kilgobbin Beach. Therefore, the only option available to the applicant is the proposed development site.
- In response to Item (ii) of Section 11.6.4 of the KCDP: the proposed house is located as close as possible to the cluster/node of buildings at this location. It reads as part of the node when viewed from a distance (Kilgobbin Beach). The proposed house is single storey with an overall height of less than 5.5m and has a lower finished floor level than adjacent houses. The floorspace is modest at 189sqm. It will appear as an organic extension to the cluster. The

proposed development will not be visible from the N86 coast road, where views are protected in the KCDP, and is therefore compliant with KCDP Objective 11-79.

- In response to Item (iii) of Section 11.6.4 of the KCDP: the proposal is located on the least intrusive location on the landholding and has been designed to be as unobtrusive as possible. Existing mature hedgerows are to be retained, save for those necessary to be removed to facilitate the vehicular entrance. The house is of simple form, finished in white render and slate roof. Kilgobbin Beach is the only potential viewpoint, from which views are not protected. The applicant is willing to accept a planning condition requiring an appropriate landscape plan to aid the integration of the development into the landscape.
- In response to Item (iv) of Section 11.6.4 of the KCDP: the Planning Authority have not refused the proposed development for any reason related to the development standards of the Development Plan. There was a reason for refusal relating to an error in the Site Characterisation Report submitted. This has been addressed in the revised Site Characterisation Report and site layout plan submitted with the appeal.
- In response to Item (v) of Section 11.6.4 of the KCDP: the proposed development is located adjacent to a cluster of buildings across the road to the south and east. The applicant's parental home is located 10km to the west.
- In response to Item (i) of Section 11.6.4 of the KCDP: while the site is a greenfield site, development on it will read as part of a cluster of buildings at this location. The local road which serves the site also serves numerous houses and farm buildings clustered around the service road. The proposed house will not result in further development in an unspoilt coastal area.
- The Planning Authority's reason for refusal is flawed because the proposed development site is located adjacent to an existing cluster of houses and, when viewed from the surrounding landscape, will appear as a very modest extension to that cluster. It will not be discordant or obtrusive, having regard to its modest scale and finished floor level, and would not be contrary to KCDP 11-78.

- The proposed development would not impact on the residential amenities of other private properties.

## 7.2. **Planning Authority Response**

None received.

## 7.3. **Observations**

None.

## 7.4. **Further Responses**

None.

## 8.0 **Assessment**

Having examined the application details and all other documentation on file, including all of the submissions received in relation to the appeal, the reports of the local authority, and inspected the site, and having regard to relevant local/regional/national policies and guidance, I consider that the main issues in this appeal are as follows:

- Principle of development
- Visual impact on the character of the area
- Access - new issue
- Wastewater treatment

I note that consideration was given to other relevant matters as part of the Local Planning Authority's assessment of the application, including impact on residential amenity and surfacewater disposal. The Planner's Report considered that the proposed development was acceptable in reference to the objectives of the Development Plan regarding these matters, subject to conditions, and I concur with that assessment.

### 8.1. **Principle of development**

- 8.1.1. The site is located in a designated 'Rural Area under Urban Influence' in the Kerry County Development Plan 2022-2028. This is an area under significant development pressure for one-off houses due to its proximity to the county town of Tralee, which is

less than 9km to the south-east. The pressure is demonstrated by the extent of existing one-off houses along the road frontage at this location and in the wider environs.

- 8.1.2. The relevant objective in the Plan relating to the development of rural houses in such locations is Objective KCDP 5-15, which requires that the applicant must satisfy the planning authority that their proposal constitutes '*an exceptional rural generated housing need based on their social and/or economic ties to a particular local area*'.
- 8.1.3. The Design and Planning Statement submitted by the applicant states that they comply with category (d) of Objective KCDP 5-15, which includes persons who have spent a substantial period of their lives (i.e., over seven years), living in the local rural area in which they propose to build a first home for their permanent residence. The Appellant's grounds of appeal state that they also comply with category (a) which includes the sons and daughters of farmers, who wish to build a first home for their permanent residence on the family farm.
- 8.1.4. I note the applicant has submitted a copy of their birth certificate with the appeal, which shows their place of birth as Illaumcaum, Castlegregory. The applicant states that they currently live with their mother in the rural area of Illaumcaum. A letter from Castlegregory Parish was submitted with the planning application, stating that the applicant and her children were baptized in the parish. The applicant's address is not stated on the letter.

The applicant states that she previously lived in the family home in Knockglass More, Camp until 2003 (age 20). It is stated that that house was sold to Kerry County Council to facilitate road improvement works on the N86. That location is in proximity to the application site and c. 6.8km east of Illaumcaum. The applicant states that they have lived in the area their whole lives. No documentary evidence has been submitted to show the period that the applicant lived in Knockglass More or to show that the original family home was sold.

- 8.1.5. The applicant submitted with the application, a letter from Aughacasla National School, stating that the applicant is a past pupil and that the applicant's child also attended the school. The applicant also submitted with the application a letter from a local school stating that the applicant's child is currently enrolled. The applicant's

address, at the time of attending the school and their current address, is not stated in either letter.

8.1.6. I understand, based on details submitted, that the applicant is a medical secretary and works in Castlegregory.

8.1.7. The Sustainable Rural Housing Guidelines 2005 indicate circumstances for which a genuine housing need might apply including persons who are an intrinsic part of the rural community and persons working full time or part time in rural areas in rural based professions such as farming, marine, or a local teacher. In addition, Policy Objective NPO 28 of the National Planning Framework provides that, in rural areas under urban influence, the provision of single housing in the countryside will be facilitated based on the core consideration of demonstrable economic or social need to live in a rural area and siting and design criteria for rural housing in statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements.

8.1.8. Section 5.5 of the Development Plan states it is the policy of Kerry County Council to enhance the viability and viability of the rural towns and villages, to strengthen their role as rural service centres and protect existing community uses and services in the villages, to maintain a stable population base in the rural areas with a strong network of rural service centres in villages and small towns and to protect sensitive landscapes and other environmentally sensitive areas from unsustainable development. This will be achieved through greater emphasis on establishing that there is a genuine economic or social need for permanent occupation and encouraging people who wish to reside in the countryside to live in existing villages or small village settlements where there are services available.

8.1.9. Returning to category (d) of Objective KCDP 5-15, an applicant must demonstrate that they have spent a substantial period of their lives (i.e. over seven years) living in the local rural area in which they propose to build a first home for their permanent residence. From the information on file, I can see that the applicant has links to the Illaumcaum and Knockglass areas, however in my opinion, insufficient documentary evidence has been submitted to show that the applicant has lived a substantial period of their lives in the area local to the application site and has a housing need. I am particularly concerned at the lack of documentary evidence in respect of the

applicant's current and recent place of residence, in that there is no documentary evidence on file to show that this is the applicant's first home for their permanent residence. I note that both part (a) and part (d) of Objective KCDP 5-15 relate only to applicants proposing to build their first home. Based on the information on file, it has not been demonstrated that the proposed dwelling would be the applicant's first home.

- 8.1.10. In respect of rural settlement policy, the Planner's Report considers that the applicant satisfies the rural housing policy for the area, based on their current place of residence in Aughacaslá and that the application site is part of a small holding that was associated with the family home in Knockglass More. It is stated within the documents on file that the family home was sold to Kerry County Council in order to facilitate road improvements on the N86.
- 8.1.11. Notwithstanding, I am not satisfied, based on the details submitted, that the applicant has established an exceptional rural generated housing need, based on either social or economic ties, to live in this location. The proposed development would therefore be contrary to Objective KCDP 5-15 of the Development Plan and to national rural housing policy. I recommend a refusal of permission on this basis.

## 8.2. **Visual impact on the character of the area**

- 8.2.1. The Planning Authority refused the application for one reason, related to visual impact, as follows:

*"The proposal to locate a dwelling house on this elevated and exposed landscape would seriously injure the visual amenities of the area by reason of obtrusiveness and prominence forming a discordant feature on the landscape in this area and giving rise to an extension of development into a substantially open undeveloped rural area. The proposed development would therefore interfere with the character of the landscape, which is necessary to preserve, in accordance with Objective KCDP 11-78 of the Kerry County Development Plan 2022-2028. The proposed development would be contrary to the proper planning and sustainable development of the area."*

- 8.2.2. The Planner's report considered that the visual impact of the proposal would be significant, would impact negatively on the scenic rural character of the landscape

and would set an undesirable precedent for extension of development into an open, undeveloped landscape, noting that: the site is in an upland sensitive location; there is an extremely high and already excessive density of one-off houses on the hillside; the proposal would lead to a further extension to development into a substantially remote undeveloped highly scenic rural landscape, which is zoned Visually Sensitive; and the proposal would create the potential for an 'infill' type site by reason of the plot situated to east of the proposed site.

8.2.3. The 1st party grounds of appeal maintain that: development in areas designated as Visually Sensitive is not prohibited; the subject site is the most suitable available to the applicant; the proposed dwelling is located as close as possible to the cluster of existing dwellings to the east, and will read as part of, that cluster; the dwelling design is sensitive to the landscape in terms of its siting, form and scale; and the proposed development will only be visible from Kilgobbin beach, which is not a protected view.

8.2.4. Policy Objective KCDP 11-78 is listed in the Planning Authority's reason for refusal and states that it is an objective 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.

The subject site is designated as a 'Visually Sensitive Area' in the Development Plan, which are described in the Plan as the outstanding landscapes of the County which are sensitive to alteration and within which development will only be acceptable where it is demonstrated to integrate and respect the landscape.

8.2.5. Section 11.6.4 of the Plan sets out provisions to be taken into account in the consideration of new development in visually sensitive areas. The Appellant's grounds of appeal address each of these provisions in turn.

8.2.6. Based on the information on file and my site observations, I would accept that the other lands in the applicant's ownership are more sensitive, visually, to development and that there is no alternative location available to the applicant outside of the designation. I also note that the submitted drawings show the existing mature hedgerows largely retained, save for the creation of the new vehicular entrance.

8.2.7. The other criteria listed under Section 11.6.4 relate to the design of the proposed development, its proximity to existing structures, its visibility within and compatibility

with the surrounding landscape and any extension of development into an unspoilt coastal area.

- 8.2.8. The application site is located in a coastal area, being c. 690m from Tralee Bay to the north and is elevated relative to the shore and N86 which runs roughly parallel to the coast. The site is also situated on the lower slopes of the Slieve Mish Mountains, situated to the south. Both the stretch of coastline to the north and the mountains to the south are included within the 'Visually Sensitive' designation. The application site comprises undeveloped agricultural land and is surrounded by other agricultural lands. It is removed from the existing cluster of rural dwellings to the east and, in my view, would therefore extend development into unspoilt areas. I also note that the existing green area provides separation between the cluster to the east and a further cluster located to the west, on the other side of the N86.
- 8.2.9. From my site observations, I agree with the applicant that the site is visible from Kilgobbin Beach. I also noted from my site observations that the gable ends of the two of the dwellings within the cluster to the east of the application site are clearly visible from the village of Camp and from the R560 on approach from the west. I accept that the proposed development would be seen in the context of the cluster in views from the west, however in my view it would add to the spatial extent and amount of development visible in that location and I consider that this would be harmful to the character, integrity and distinctiveness of the landscape.
- 8.2.10. I note that the proposed dwelling design is single storey with a relatively low profile, however I do not consider that this would overcome the fundamental issues of the elevated siting of the dwelling, which is removed from existing structures (the cluster), and the increased extent of development visible on this hillside, which would further erode its scenic value.
- 8.2.11. I therefore agree with the Planning Authority that the proposed development would seriously injure the visual amenities of this sensitive landscape area and would consequently be contrary to Objective KCDP 11-78 of the Kerry County Development Plan 2022-2028.

### 8.3. Access – new issue

- 8.3.1. The Planner's Report raises an issue with regard to the existing grass track which extends from the public road to the entrance to the site. They note that this section of the grass track is not included within the red line boundary of the planning application, and no details were submitted to verify that the applicant has the necessary legal interest to carry out any upgrading works on the access track. Within the conclusion of their assessment, which recommends refusal on visual impact grounds, the Planner's Report states that it is not proposed to seek further information in respect of the applicant's legal right to upgrade the grass access track.
- 8.3.2. The Design and Planning Statement submitted with the application states that it is proposed to surface a portion of the road to modern standards capable of safely facilitating access to the property. The Appellant's grounds of appeal do not respond to the issue raised in the Planner's Report.
- 8.3.3. The proposed new entrance to the application site is located c. 80m west along the existing agricultural track from its junction with the public road L12176. From my observations on site, the track is a narrow gravel track/dirt track, presently providing access only to agricultural fields. The track is not included in the application site boundary and, according to the map of family lands submitted with the application, is not within the applicant's ownership.
- 8.3.4. I consider that the track, due to its unsurfaced condition, narrow width and poor alignment, is not suitable to provide access to a new residential dwelling and to cater for the increased traffic that would be generated by the proposed development. In the absence of proposals for its upgrade, and evidence that the applicant has sufficient legal interest to undertake same, I consider that the proposed development is unacceptable due to endangering public safety by reason of traffic hazard.
- 8.3.5. The existing access track extends west, past the application site, to a junction with the N86. I note the report received by Transport Infrastructure Ireland (TII) in relation to the application, which sought to ensure that access to the development from the N86 would be via the L12176 only, i.e. to the east. Should the Commission be minded to grant permission it should be noted that additional information would be required to assess the access for the proposal.

## 8.4. Wastewater treatment

- 8.4.1. The Local Authority Site Assessment Unit (SAU) report on the application sought further information in respect of: conflicting information with regards to water supply in the information in the site characterisation form and drawings provided; and a detailed site layout plan drawing showing all appropriate separation distances as set out in the EPA CoP. Within the conclusion of the Planner's Report, which recommends refusal on visual impact grounds, the Planner states that it is not proposed to seek further information in respect of the issues raised by the SAU.
- 8.4.2. The Appellant's grounds of appeal seek to address the issues raised. They state that there was an error on the original site characterisation form where it stated that the proposed dwelling would connect to the public mains water supply. The appellant has submitted a revised site characterisation form correcting this error. They have also submitted a revised site layout plan showing that all appropriate separation distances as set out in the EPA CoP 2021 would be achieved. I consider that the information submitted by the Appellant as part of the appeal has addressed the issues raised by the Local Authority's Site Assessment Unit.
- 8.4.3. I noted during my site visit that the site is overgrown with rushes, which can indicate poor drainage, though the ground conditions were firm underfoot. On review of the site characterisation form submitted with the application, I note that the subsoil observed in the trial holes was granular, indicating good infiltration. Overall, I am satisfied that the site is suitable for on-site wastewater treatment.

## 9.0 Appropriate Assessment Screening

In accordance with Section 177U of the Planning and Development Act 2000 (as amended) and on the basis of the information considered in this AA screening, I conclude that the proposed development individually or in combination with other plans or projects would not be likely to give rise to significant effects on any European sites in view of the conservation objectives of these sites and is therefore excluded from further consideration. Appropriate Assessment is not required.

9.1. This determination is based on:

- The nature and relatively minor scale of the proposed development.

- The distance of the site from the nearest European site and lack of connections.
- The qualifying interests and conservation objectives of the Tralee Bay and Magharees Peninsula, West to Cloghane SAC (002070), the Slieve Mish Mountains SAC (002185) and the Tralee Bay Complex SPA (004188).
- Taking into account the screening determination of the Planning Authority.

## 10.0 Water Framework Directive Screening

10.1. A Screening Determination is attached at Appendix 4 below.

10.2. I have assessed the proposed development and have considered the objectives as set out in Article 4 of the Water Framework Directive which seek to protect and, where necessary, restore surface & ground water waterbodies in order to reach good status (meaning both good chemical and good ecological status), and to prevent deterioration. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because there is no conceivable risk to any surface and/or groundwater water bodies either qualitatively or quantitatively.

## 11.0 Recommendation

11.1. I recommend that permission is refused.

## 12.0 Reasons and Considerations

1. Having regard to the location of the site within an Area Under Strong Urban Influence as identified in Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April 2005 and in an area where housing is restricted to persons demonstrating local need in accordance with Objective KCDP 5-15 of the Kerry County Development Plan 2022-2028, it is considered that the applicant has not demonstrated that they would come within the scope of the housing need criteria as set out in the Guidelines or 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.

2. The site is located in an elevated position in an area designated in the current Kerry County Development Plan 2022-2028 as a 'Visually Sensitive Area' by reason of its landscape quality, in relation to which Policy Objective KCDP 11-78 seeks to ensure that any new developments do not detrimentally impact on the character, integrity, distinctiveness or scenic value of the area. The proposal to locate a dwelling house on this site would, taken in conjunction with the existing development in the area, constitute an excessive density of suburban-type development in a rural area, which would detract to an undue degree from the character and scenic amenities of the area. The proposed development would, therefore, interfere with the character, integrity, distinctiveness and scenic value of the landscape, which it is necessary to preserve, contrary to Objective KCDP 11-78 of the Kerry County Development Plan and to the proper planning and sustainable development of the area.
3. The proposed development is located along an unsurfaced minor laneway which is inadequate in width, alignment and structural condition to support the proposed development and would, therefore, endanger public safety by reason of traffic hazard.

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way.

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Suzanne White

10<sup>th</sup> February 2026

## Appendix 1 - Form 1

### EIA Pre-Screening

**[EIAR not submitted]**

<b>An Coimisiún Pleanála Case Reference</b>	PL-500152-KY		
<b>Proposed Development Summary</b>	Construction of dwelling, septic tank and associated site works.		
<b>Development Address</b>	Knockglass More , Camp , Tralee, Co. Kerry		
<b>1. Does the proposed development come within the definition of a 'project' for the purposes of EIA?</b> (that is involving construction works, demolition, or interventions in the natural surroundings)	<b>Yes</b>	X	
	<b>No</b>	No further action required	
<b>2. Is the proposed development of a class specified in Part 1 or Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) and does it equal or exceed any relevant quantity, area or limit where specified for that class?</b>			
<b>Yes</b>			EIA Mandatory EIAR required
<b>No</b>	X		Proceed to Q.3
<b>3. Is the proposed development of a class specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) but does not equal or exceed a relevant quantity, area or other limit specified [sub-threshold development]?</b>			
		<b>Threshold</b>	<b>Comment (if relevant)</b>
		N/A	<b>Conclusion</b>
<b>No</b>			No EIAR or Preliminary Examination required
<b>Yes</b>	X	Class 10(b)(i) Infrastructure projects. Threshold: construction of more than 500 dwelling units.	Proceed to Q.4

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4. Has Schedule 7A information been submitted?		
No	X	Preliminary Examination required
Yes		Screening Determination required

Inspector: Suzanne White Date: 10/02/2026

## Form 2 - EIA Preliminary Examination

<b>Case Reference</b>	PL-500152-KY
<b>Proposed Development Summary</b>	Construction of dwelling, septic tank and associated site works.
<b>Development Address</b>	Knockglass More , Camp , Tralee, Co. Kerry
<b>This preliminary examination should be read with, and in the light of, the rest of the Inspector's Report attached herewith.</b>	
<p><b>Characteristics of proposed development</b></p> <p>(In particular, the size, design, cumulation with existing/ proposed development, nature of demolition works, use of natural resources, production of waste, pollution and nuisance, risk of accidents/disasters and to human health).</p>	<p>The c.0.4ha greenfield site is located in a rural area, approximately 80m from a cluster of 14no. existing rural dwellings. The proposed development would therefore not be exceptional in the context of the existing environment in terms of its nature.</p> <p>The development would not result in the production of any significant waste, emissions or pollutants due to the nature of the proposed uses.</p>
<p><b>Location of development</b></p> <p>(The environmental sensitivity of geographical areas likely to be affected by the development in particular existing and approved land use, abundance/capacity of natural resources, absorption capacity of natural environment e.g. wetland, coastal zones, nature reserves, European sites, densely populated areas, landscapes, sites of historic, cultural or archaeological significance).</p>	<p>The site is not located within any protected areas. The following natural heritage areas are located in proximity to the site:</p> <ul style="list-style-type: none"> <li>• Tralee Bay and Magharees Peninsula, West to Cloghane SAC and pNHA (002070) is located c.260m to the southwest.</li> <li>• Slieve Mish Mountains SAC (002185) is located c. 690m to the southeast.</li> <li>• Tralee Bay Complex SPA (004188) is located c. 5km to the northeast.</li> </ul> <p>There is no hydrological connection present such as would give rise to significant impact on nearby water courses (whether linked to any European site or other sensitive receptors). The site is not considered to be an environmentally sensitive site.</p> <p>The proposed development would not give rise to waste, pollution or nuisances that differ significantly from that arising from existing surrounding developments.</p> <p>Given the nature of the development and the site/surroundings, it would not have the potential to significantly affect other significant environmental sensitivities in the area.</p>

<p><b>Types and characteristics of potential impacts</b></p> <p>(Likely significant effects on environmental parameters, magnitude and spatial extent, nature of impact, transboundary, intensity and complexity, duration, cumulative effects and opportunities for mitigation).</p>	<p>The development would generally be consistent with the scale of surrounding developments and would not be exceptional in the context of the existing rural environment.</p> <p>There would be no significant cumulative considerations with regards to existing and permitted projects/developments.</p>
<p><b>Conclusion</b></p>	
<p><b>Likelihood of Significant Effects</b></p>	<p><b>Conclusion in respect of EIA</b></p>
<p>There is no real likelihood of significant effects on the environment.</p>	<p>EIA is not required.</p>

**Inspector: Suzanne White Date: 10/02/2026**

### Appendix 3

<b>Screening for Appropriate Assessment                      Test for likely significant effects                      Case file: PL-500152-KY</b>	
<b>Step 1: Description of the project and local site characteristics</b>	
<b>Brief description of project</b>	Construction of dwelling, septic tank and associated site works at Knockglass More, Camp, Tralee, Co. Kerry. See detailed description in Section 2 of the Inspector's Report.
<b>Brief description of development site characteristics and potential impact mechanisms</b>	<p>The c.0.4ha greenfield site is located in a rural area, approximately 80m from a cluster of 14no. existing rural dwellings.</p> <p>The site is not located within any protected areas. The following European Sites are located in proximity to the site:</p> <ul style="list-style-type: none"> <li>• Tralee Bay and Magharees Peninsula, West to Cloghane SAC (002070) is located c.260m to the north.</li> <li>• Slieve Mish Mountains SAC (002185) is located c. 690m to the southeast.</li> <li>• Tralee Bay Complex SPA (004188) is located c. 5km to the northeast.</li> </ul> <p>Surface water is proposed to be managed on site via SUDS features, with runoff collected and drained to a soakaway.</p> <p>A septic tank and percolation area is proposed, within the rear garden, downslope to the north of the dwelling.</p> <p>No details of construction timing or duration have been provided.</p>
<b>Screening report</b>	<p>None submitted.</p> <p>The Planner's Report includes an Appropriate Assessment Screening Report which concludes that, having regard to the nature of the development proposed, existing development on the site and the distance from any SAC or SPA, there is no likely potential for significant effects to Natura 2000 sites, therefore AA is not required.</p>

<b>Natura Impact Statement</b>	No.			
<b>Relevant submissions</b>	None			
<b>Step 2. Identification of relevant European sites using the Source-pathway-receptor model</b>				
The European Sites potentially within a zone of influence of the proposed development are listed in the table below.				
<b>European Site (code)</b>	<b>Qualifying interests<sup>1</sup> Link to conservation objectives ( NPWS, date)</b>	<b>Distance from proposed development (metres/km)</b>	<b>Ecological connections<sup>2</sup></b>	<b>Consider further in screening<sup>3</sup> Y/N</b>
1. Tralee Bay and Magharees Peninsula, West to Cloghan SAC (002070)	<a href="#">Tralee Bay and Magharees Peninsula, West to Cloghan SAC   National Parks &amp; Wildlife Service</a>	c. 260m to the southwest	Indirect - risk of surface water runoff from construction entering coastal waters.  Disruption from noise and visual presence during construction phase. Spread of invasive species.	No, having regard to the separation distance, modest scale of development and lack of any hydrological link.
2. Slieve Mish Mountains SAC (002185)	<a href="#">Slieve Mish Mountains SAC   National Parks &amp; Wildlife Service</a>	c. 690m to the southeast	Indirect - disruption from noise and visual presence during construction phase.	No, having regard to the separation distance and modest scale of development.
3. Tralee Bay Complex SPA (004188)	<a href="#">Tralee Bay Complex SPA   National Parks &amp; Wildlife Service</a>	c. 5km to the northeast.	Indirect - disruption from noise and visual presence during construction phase.	No, having regard to the separation distance and modest scale of development.

**Step 3. Describe the likely effects of the project (if any, alone or in combination) on European Sites**

The subject site comprises existing greenfield, agricultural lands. The site is not itself located in a European site and no direct impacts on a European site would occur.

The building construction site (single rural dwelling, septic tank and percolation area and associated works) would be situated c. 260m south of the nearest protected site. Subject to standard construction procedures being implemented, the risk of surface water borne pollutants, including hydrocarbons, and sediments reaching the Tralee Bay and Magharees Peninsula, West to Cloghane SAC is low.

Surface water run-off at operational stage is proposed to be attenuated and infiltrated on site using standard measures including a soakaway. Wastewater would be treated by a new wastewater treatment system to EPA 2021 standards.

The matrix below identifies possible significant effects on the European sites in view of the conservation objectives (alone or in combination with other plans and projects).

**AA Screening matrix**

<b>Site name Qualifying interests</b>	<b>Possibility of significant effects (alone) in view of the conservation objectives of the site*</b>	
	<b>Impacts</b>	<b>Effects</b>
<p><b>Site 1: Tralee Bay and Magharees Peninsula, West to Cloghane SAC (002070)</b></p> <p>Estuaries [1130] Mudflats and sandflats not covered by seawater at low tide [1140] Coastal lagoons [1150] Large shallow inlets and bays [1160] Reefs [1170] Annual vegetation of drift lines [1210] Perennial vegetation of stony banks [1220] Vegetated sea cliffs of the Atlantic and Baltic coasts [1230]</p>	<p>The project is not directly connected with or necessary to the management of a European Site.</p> <p><b>Direct:</b> No direct impacts and no risk of habitat loss, fragmentation or any other direct impact.</p> <p><b>Indirect:</b> localized, temporary, low magnitude impacts from noise, dust and construction related emissions to surface water during construction.</p> <p>Potential for pollutants and particulate matter carried by surface or ground water to enter SAC</p>	<p>There is low potential for pollution of surface and ground waters, given the separation distance involved, the limited scale of the proposed works, the employment of standard construction practices and the inclusion of standard measures designed in to the scheme including design of the proposed WWTP to meet EPA COP 2021 standards and provision of a soakaway to collect surface water runoff from the proposed building.</p>

<p>Salicornia and other annuals colonising mud and sand [1310]  Atlantic salt meadows (Glauco-Puccinellietalia maritimae) [1330]  Mediterranean salt meadows (Juncetalia maritimi) [1410]  Embryonic shifting dunes [2110]  Shifting dunes along the shoreline with Ammophila arenaria (white dunes) [2120]  Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130]  Dunes with Salix repens ssp. argentea (Salicion arenariae) [2170]  Humid dune slacks [2190]  Molinia meadows on calcareous, peaty or clayey-silt-laden soils (Molinion caeruleae) [6410]  Alluvial forests with Alnus glutinosa and Fraxinus excelsior (Alno-Padion, Alnion incanae, Salicion albae) [91E0]  Lutra lutra (Otter) [1355]  Petalophyllum ralfsii (Petalwort) [1395]</p>	<p>and for disturbance from noise and visual presence during construction phase.</p>	<p>Due to the limited scale and temporary nature of the proposed development, significant effects on protected species in relation to visual/noise disturbance would not occur.</p> <p>Conservation objectives would not be undermined.</p>
<p><b>Likelihood of significant effects from proposed development (alone): No</b></p>		
<p><b>If No, is there likelihood of significant effects occurring in combination with other plans or projects? No</b></p>		
<p><b>Possibility of significant effects (alone) in view of the conservation objectives of the site* No</b></p>		
	<p>Impacts</p>	<p>Effects</p>
<p><b>Site 2: Slieve Mish Mountains SAC (002185)</b></p>	<p>The project is not directly connected with or necessary to the management of a European Site.</p>	<p>There is low potential for pollution of surface and ground waters, given the separation distance</p>

<p>Northern Atlantic wet heaths with Erica tetralix [4010]</p> <p>European dry heaths [4030]</p> <p>Alpine and Boreal heaths [4060]</p> <p>Blanket bogs (* if active bog) [7130]</p> <p>Siliceous scree of the montane to snow levels (Androsacetalia alpinae and Galeopsietalia ladani) [8110]</p> <p>Calcareous rocky slopes with chasmophytic vegetation [8210]</p> <p>Siliceous rocky slopes with chasmophytic vegetation [8220]</p> <p>Vandenboschia speciosa (Killarney Fern) [6985]</p>	<p><b>Direct:</b> No direct impacts and no risk of habitat loss, fragmentation or any other direct impact.</p> <p><b>Indirect:</b> Potential for pollutants and particulate matter carried by surface or ground water to enter SAC, resulting in impacts on water quality, and for disturbance from noise and visual presence during construction phase.</p>	<p>involved, the limited scale of the proposed works, the use of standard construction practices and standard measures designed in to the scheme including design of the proposed WWTP to meet EPA COP 2021 standards, decommissioning of the existing septic tank and provision of a soakaway to collect surface water runoff from the proposed building.</p> <p>Due to the limited scale and temporary nature of the construction works, significant effects from in relation to visual/noise disturbance would not occur.</p> <p>Conservation objectives would not be undermined.</p>
<p><b>Likelihood of significant effects from proposed development (alone): No</b></p>		
<p><b>If No, is there likelihood of significant effects occurring in combination with other plans or projects? No</b></p>		
<p><b>Possibility of significant effects (alone) in view of the conservation objectives of the site* No</b></p>		
	<p><b>Impacts</b></p>	<p><b>Effects</b></p>
<p><b>Site 3: Tralee Bay Complex SPA (004188)</b></p> <p>Whooper Swan (Cygnus cygnus) [A038]</p>	<p>The project is not directly connected with or necessary to the management of a European Site.</p>	<p>Given the separation distance to the SPA, the lack of direct ecological connections or Pathways, the limited scale of the proposed works, the</p>

<p>Light-bellied Brent Goose (Branta bernicla hrota) [A046]  Shelduck (Tadorna tadorna) [A048]  Teal (Anas crecca) [A052]  Mallard (Anas platyrhynchos) [A053]  Pintail (Anas acuta) [A054]  Scaup (Aythya marila) [A062]  Oystercatcher (Haematopus ostralegus) [A130]  Ringed Plover (Charadrius hiaticula) [A137]  Golden Plover (Pluvialis apricaria) [A140]  Grey Plover (Pluvialis squatarola) [A141]  Lapwing (Vanellus vanellus) [A142]  Sanderling (Calidris alba) [A144]  Dunlin (Calidris alpina) [A149]  Black-tailed Godwit (Limosa limosa) [A156]  Bar-tailed Godwit (Limosa lapponica) [A157]  Curlew (Numenius arquata) [A160]  Redshank (Tringa totanus) [A162]  Turnstone (Arenaria interpres) [A169]  Black-headed Gull (Chroicocephalus ridibundus) [A179]  Common Gull (Larus canus) [A182]  Wigeon (Mareca penelope) [A855]  Wetland and Waterbirds [A999]</p>	<p><b>Direct:</b>  No direct impacts and no risk of habitat loss, fragmentation or any other direct impact.</p> <p><b>Indirect:</b>  Potential for pollutants and particulate matter carried by surface or ground water to enter SAC, resulting in impacts on water quality, and for disturbance from noise and visual presence during construction phase.</p>	<p>use of standard construction practices and standard measures designed in to the scheme it is highly unlikely that the proposed development could generate impacts of a magnitude that could affect habitat quality within the SPA for the SCI listed. Conservation objectives would not be undermined.</p>
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**Likelihood of significant effects from proposed development (alone): No**

**If No, is there likelihood of significant effects occurring in combination with other plans or projects? No**

**Possibility of significant effects (alone) in view of the conservation objectives of the site\* No**

**Step 4 Conclude if the proposed development could result in likely significant effects on a European site**

In accordance with Section 177U of the Planning and Development Act 2000 (as amended) and on the basis of the information considered in this AA screening, I conclude that the proposed development individually or in combination with other plans or projects would not be likely to give rise to significant effects on any European sites in view of the conservation objectives of these sites and is therefore excluded from further consideration. Appropriate Assessment is not required.

**WFD IMPACT ASSESSMENT STAGE 1: SCREENING****Step 1: Nature of the Project, the Site and Locality**

<b>An Bord Pleanála ref. no.</b>	PL-500152-KY	<b>Townland, address</b>	Knockglass More , Camp , Tralee, Co. Kerry
<b>Description of project</b>	Construction of dwelling, septic tank and associated site works.		
<b>Brief site description, relevant to WFD Screening,</b>	The site is agricultural in use and is situated c. 80m west of a cluster of single rural dwellings. The site is located c. 700m south of Kilgobbin Beach and Tralee Bay and c. 300m east of the River Finglas and is elevated relative to both. The subsoil type on site is identified as a sandy till type (Devonian till), classified as well draining. The site is located within the Tralee Bay-Feale catchment.		
<b>Proposed surface water details</b>	Surface waters run off to drain to soakpit.		
<b>Proposed water supply source &amp; available capacity</b>	Proposed private well.		
<b>Proposed wastewater treatment system &amp; available capacity, other issues</b>	On site septic tank and percolation area.		

Others?	Not applicable
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**Step 2: Identification of relevant water bodies and Step 3: S-P-R connection**

Identified water body	Distance to (m)	Water body name(s) (code)	WFD Status	Risk of not achieving WFD Objective e.g.at risk, review, not at risk	Identified pressures on that water body	Pathway linkage to water feature (e.g. surface run-off, drainage, groundwater)
<b>River Waterbody</b>	c.300m west of site	Finglas(Tralee Bay)_10	Good	At risk	N/A	Not directly hydrologically connected to surface watercourse.
<b>River Waterbody</b>	c.1.3km east of site	Knockglass_Beg-010	Good	Review	N/A	Not directly hydrologically connected to surface watercourse.
<b>Coastal Waterbody</b>	c. 690m north of site	Outer Tralee Bay IE_SH_040_0000	Good	Review	N/A	Not directly hydrologically connected to surface waterbody.

<b>Groundwater waterbody</b>	Underlying the site	Brandon Head IE_SH_G_044	Good	Not at risk	N/A	Proposed on site WWTS
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**Step 4: Detailed description of any component of the development or activity that may cause a risk of not achieving the WFD Objectives having regard to the S-P-R linkage.**

**CONSTRUCTION PHASE**

<b>No.</b>	<b>Component</b>	<b>Water body receptor (EPA Code)</b>	<b>Pathway (existing and new)</b>	<b>Potential for impact/ what is the possible impact</b>	<b>Screening Stage Mitigation Measure*</b>	<b>Residual Risk (yes/no) Detail</b>	<b>Determination** to proceed to Stage 2. Is there a risk to the water environment? (if 'screened' in or 'uncertain' proceed to Stage 2.</b>
1.	River waterbody	Finglas(Tralee Bay)_10	None	None due to distance	None	No	Screened out
2.	River waterbody	Knockglass_Beg-010	None	None due to distance	None	No	Screened out

3.	Coastal waterbody	Outer Tralee Bay IE_SH_040_0000	None	None due to distance	None	No	Screened out
4.	Ground waterbody	Brandon Head IE_SH_G_044	Drainage	Seepage to ground water	Standard Construction Measures / Conditions	No	Screened out
<b>OPERATIONAL PHASE</b>							
1.	River waterbody	Finglas(Tralee Bay)_10	None	None	None	No	Screened out
2.	River waterbody	Knockglass_Beg-010	None	None	None	No	Screened out
3.	Coastal waterbody	Outer Tralee Bay IE_SH_040_0000	None	None	None	No	Screened out
	Ground waterbody	Brandon Head IE_SH_G_044	Drainage	Seepage to ground water.	OSWWTP to be designed and installed in accordance with EPA Code of Practice for Domestic Waste Water Treatment Systems (Population Equivalent ≤10)	No	Screened out

