



An
Coimisiún
Pleanála

Inspector's Report PL-501235-KY-26

Development	Construction of 6 glamping pods, access road, car park and all associated site works
Location	Lisnakealwee Brandon , Tralee , Co. Kerry
Planning Authority	Kerry County Council
Planning Authority Reg. Ref.	2560914
Applicant(s)	David and Anna O'Connor
Type of Application	Permission
Planning Authority Decision	Grant Permission + Conditions
Type of Appeal	Third Party Normal Planning Appeal
Appellant(s)	Denis McElligott
Observer(s)	None
Date of Site Inspection	16 th July 2026
Inspector	Matthew McRedmond

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1.0 Site Location and Description

- 1.1. The subject site is located in Brandon Village County Kerry, on the R550 approach to the village from the south. The site is 0.41 hectares in area and is accessed directly from the public road. The surrounding area is generally characterised by detached dwellings with open countryside further to the south. Brandon Bay is located to the east.
- 1.2. The site is currently vacant, rectangular and generally flat.

2.0 Proposed Development

- 2.1. The proposed development consists of 6no. detached glamping pods and all associated site works including site entrance. The proposed pods are half-cylindrical shaped, and each unit generally consist of 1-bedroom, a bathroom and kitchen/dining area.

3.0 Planning Authority Decision

3.1. Decision

- 3.1.1. Kerry County Council granted permission for the proposed development on the 31st March 2026 subject to 15no. standard conditions.

3.2. Planning Authority Reports

Planning Reports

- 3.2.1. The Planner's Report had regard to national and local policy, the location of the site and the details of the proposal submitted. The main items of note from the Planner's Report may be summarised as follows:
 - Section 10.3.5.1 of the Development Plan allows for Glamping sites outside of settlement boundary in coastal locations, subject to proper planning and sustainable development.
 - Noted that the proposal is located within a visually sensitive area as designated in the Development Plan.

- Noted that site is located within the boundary of Brandon settlement as outlined in the Draft Castleisland-Corca Dhuibhne Municipal Districts Settlement Plan.
- Further information required in relation to roads proposals, surface water disposal, residential amenity.
- Visual impact considered to be generally acceptable.
- Stage 2 Appropriate Assessment is not required. EIA also not required.
- FI recommended in relation to Road Safety Audit, drainage layouts, Management of proposal including noise and litter, details of lighting proposals also required.

Applicant Further Information Response

3.2.2. The applicant submitted additional details in relation to the following:

- AA Screening report that provides no stage 2 AA is required.
- Waste management plan including management of proposal by applicant who lives in the house adjacent,
- Further details on effluent treatment to be connected to the existing waste water treatment unit adjacent to the entrance and pumped 400m to the existing wetland system located north of the village.
- Ecological impact assessment, and
- Stage 1 and 2 RSA. Sightlines of more than 70m are shown at road entrance.

Planning Authority response to Further Information

3.2.3. Further information was considered acceptable by the Planning Authority, and a grant of permission was recommended.

3.2.4. Other Technical Reports

- **Roads Department** – Recommended further information in relation to RSA and site drainage layout. This information was provided by the applicant at FI stage and considered acceptable subject to conditions in relation to implementation of roads and drainage details, as well as proposed lighting.

- **Chief Fire Officer** – No objection to proposal.
- **Environmental Assessment Unit** – No requirement for stage 2 AA.
Recommended grant of permission subject to conditions on drainage channels, landscaping and site management.

3.3. **Prescribed Bodies**

3.3.1. None.

3.4. **Third Party Observations**

3.4.1. A number of submissions were made in relation to the subject proposal. The main issues may be summarised as follows:

- Proposal is unacceptable in this scenic landscape and coastal location.
- Otters present in the adjacent watercourse and should be protected, with no culverting of on site drains to protect habitats. Other wildlife will also be disturbed in the area as a result of the proposal.
- Proposal will result in additional traffic and parking on adjoining roads.
- Noise and light pollution would result from the 'outdoor living' nature of the proposal.
- Any disturbance to natural waterflow in the area should not be permitted due to flooding concerns. Water capacity in the area is also noted as a concern.
- Applicant has not addressed section 1.12.2 of Volume 6 of the Kerry County Development Plan in relation to glamping proposals and associated requirements.
- Accuracy of sightlines questioned.
- Drainage details are lacking, including connection agreements to existing infrastructure. Water supply has also not been indicated from Uisce Eireann.
- Further details about species, height, thickness of native hedging/boundary treatments required.
- Proposed finishes are out of character with the surrounding area.
- No environmental assessment provided.

4.0 Planning History

- 4.1.1. There is 1no. planning history file associated with the subject site:
- 4.1.2. **Kerry County Council Ref. 06/4006:** Permission refused for the construction of 3no. dwellings. Reasons for refusal were in relation to information related to soil conditions and prematurity in advance of an adopted Local Area Plan.

5.0 Policy Context

5.1 Kerry County Development Plan 2022-2028

- 5.1.1. Variation No. 3 of the Kerry County Development Plan was adopted in June 2026, which included the Castleisland-Corca Dhuibhne Municipal Districts Settlement Plan. The village plan for Brandon is included in this document, and the subject site is located within the settlement boundary of the village in the newly adopted plan.
- 5.1.2. The subject site is located within a 'Visually Sensitive Area' as specified in Section 11.6.3 of the Written Statement of the plan where it is a requirement to integrate proposals into the surroundings and take account of topography, vegetation, existing boundaries and features of the area.
- 5.1.3. Relevant objectives include:
 - **Objective 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.
 - **Objective 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.
 - **KCDP 10-31** Support the development of appropriately scaled camping/glamping, campervan and caravan type accommodation located within/or adjacent to existing settlements, established tourism assets or adjacent to a main farmyard complex on suitable sites and at an appropriate scale subject to normal planning considerations.

- **KCDP 10-32** Ensure that future caravan, camping and parking facilities in coastal areas will not be visually intrusive or impact on sensitive coastal environments (e.g., sand dune systems).

5.1.4. Volume 6 of the plan contains development management standards that provide the following requirements in relation to camping/glamping and tourist caravan parks to facilitate the expanding tourist industry:

- Parks will be permitted within settlement boundaries only.
- Parks will not generally be permitted in proximity to the coastline, outside of lands specifically zoned for such development.
- Location of the development relative to existing services including retail and social facilities.
- Availability of services to cater for the development.
- Impact on existing residential amenities, traffic, waste disposal and general disturbance will be considered.
- Impact on the environment including the integrity of Natura 2000 network.

Applications shall also address the following:

- A high standard integrated design and layout linking pitches to well-located communal areas and on-site facilities and amenities.
- A detailed hard and soft landscaping plan for the overall site.
- Mitigation plans for noise and litter; and
- Details of wastewater disposal for the site

5.2. **Design Manual for Urban Roads and Streets (DMURS), DoTTS, March 2013**

5.2.1. In terms of the design of the proposed development, including the entrance and access to the site, it is a requirement that they be considered against the Design Manual for Urban Roads and Streets (DEMURS), DoTTS, March 2013. This Manual replaces DMRB in respect of all urban roads and streets. The implementation of DMURS is obligatory and divergence from same requires written consent from relevant sanctioning authority (NRA, NTA or DTT&S). The Manual seeks to address street design within urban areas (i.e. cities, towns and villages) and it sets out an

integrated design approach. Stopping distances of 45m are recommended on roads with a design speed of 50km/h. Design speed is the maximum speed at which it is envisaged/intended that the majority of vehicles will travel under normal conditions. The DMURS Guidelines set out that in most cases the posted or intended speed limit should be aligned with the design speed.

5.4 Natural Heritage Designations

5.2.2. The closest European sites are as follows:

- Mount Brandon SAC is located c 0.8km to the west.
- Tralee Bay & Magharees Peninsula, West to Cloghane SAC is located c 1.1km to the southeast.
- Dingle Peninsula SPA is located c1.3 km to the north.

6.0 EIA Screening

6.1.1. I have had regard to the determination of the Planning Authority in relation to EIAR requirements. Having regard to the nature of the proposed development comprising the development of 6no. glamping pods and associated works, within an established urban area and where infrastructural services are available, where stormwater will be attenuated on site through SuDs measures, there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required. See completed Form 1 and 2 at Appendix 1.

7.0 The Appeal

7.1. Grounds of Appeal

7.1.1. There was 1no. third party appeal submitted against the decision to grant permission. The appeal provides a review of the application process and submits there was no planner's report from the PA in relation to the FI submitted. The main grounds of the appeal can be summarised as follows:

Zoning/Principle of Development/Compliance with Development Plan

- Zoning does not support the subject proposal as the site is outside Brandon Village and is identified as a 'Visually Sensitive Area'. PA did not adequately reconcile the need to avoid adverse visual impacts in relation to the siting, layout and operational characteristics of the proposal.
- An Coimisiún Pleanála should have regard to the visually sensitive area and views and prospects and ensure the proposal is appropriately sited, screened and scaled and identify if the amenities and landscape character of the area is protected.
- Proposal does not comply with Section 1.12.2 of the Development Plan in relation to Glamping and camping developments as it is outside the settlement boundary of Brandon and proposals such as this are not generally acceptable in proximity to the coastline. Sufficient detail in relation to integrated layout, landscaping, noise/litter mitigation and wastewater arrangements is not provided to justify the proposal.

Design Rationale

- No design statement provided with the proposal to include a visual/landscape appraisal, alternatives, materials etc. was submitted with the application to justify the proposal.
- Proposed materials of Scandinavian timber cladding and dark grey shingles are out of character with the area.

Roads and Site Access

- 10m wide road frontage and generation of 6no. cars at a minimum is close to an existing entrance serving 5no. houses. Access constraints gave rise to the requirement for a Road Safety Audit (RSA) Stage 1/2, which was submitted and noted a number of issues. It is accepted that Condition 8 requires implementation of the RSA recommendations in agreement with the PA Area Engineer.
- Concern in relation to provision of sightlines that traverse third party lands. Fencing around wastewater treatment unit impedes visibility. Further detail on

servicing and operational vehicles required to ensure no conflicts of movement.

- Conditions attached to grant of permission should be strengthened to ensure implementation of appropriate bin collection, sightlines, ESB pole relocation, STOP sign road lining, turning radii/swept path analysis and lighting details.

Drainage

- Surface water arrangements and agreement to connect to existing water and wastewater treatment infrastructure was not provided at application stage, with details provided at further information stage in relation to SuDS, permeable paving, ACO drains etc. Confirmation of outfalls, soakpit locations and culvert drainage, as well as Uisce Eireann agreements, should be provided prior to commencement of development.

Boundary Treatments/Landscaping

- Boundary treatment and landscaping is insufficiently defined to ensure privacy and residential amenity is maintained. Additional conditions are required to ensure final planting schedule of native species, plant heights, fencing/walls to boundaries, planting schedule (timing) and maintenance.

Appropriate Assessment/Environmental Assessment

- Adequacy of Appropriate Assessment (AA) screening should be reviewed for potential impacts on European sites. Confirmation of drainage channels within and adjacent to the site and potential for sedimentation/silt to enter receiving waters should be reviewed.
- Dates of on site surveys should also be clarified and confirmed.
- Ecological Impact Assessment (EclA) description of drains and culverts confirms that a potential pathway to coastal waters does exist. Queried if proposed conditions are adequate to mitigate any potential impacts and application of precautionary approach.
- Submissions noting Otter activity in the area should be noted and addressed in relation to impacts on watercourses. Overreliance on dilution capacity of

receiving waters should be interrogated and ensure impacts can be adequately mitigated.

Conclusion

- Request that permission be refused or appropriate conditions are put in place to effectively manage and enforce the impacts as set out above.

7.2. Applicant Response

7.2.1. The applicant provided a response to the appeal as follows:

- Confirmed that site walkover took place on 13th January 2026 and not 2025 as was stated in typographical error in submitted reports.
- Due to nature of interior drain and lack of other documentation to confirm nature of egress of the interior drain, there was no observed hydrological connection to exterior drain and onwards to Tralee Bay and Magharees Peninsula, West to Cloghane SAC. However, the AA Screening assumed the exterior drain collects run off from the site and flows into Brandon Bay.
- The PA confirmed the interior and exterior drains merge and discharge via a road culvert to Brandon Bay.
- With regard to Otter, the drainage ditches observed were shallow and unable to support the presence of fish.
- The applicant submits that given the small scale and temporal nature of the works, standard construction methods, lack of potential receptor links between the development and Natura 2000 sites, and the dilution capacity in the receiving waters, it was concluded beyond scientific doubt, there is no potential for Likely Significant Effects on qualifying interests of any Natura 2000 site.

7.3. Planning Authority Response

7.3.1. The Planning Authority provided the following response to the appeal:

- Referred to Section 10.3.5.1 of the Kerry CDP that allows camping sites on appropriately zoned land within established, or adjacent to existing

settlements. The proposal was considered appropriate at this location, in this context.

- Roads Department sought further information that was submitted and assessed. The final details were considered satisfactory subject to conditions if a grant of permission was issued.
- The proposed Landscape Plan was considered appropriate by the Environmental Assessment Unit of the PA, subject to conditions.
- Overall, the scale of the proposed glamping site is considered relatively small and reflective of the scale of Brandon Village. The location is deemed appropriate for such a tourism use.

7.4. Observations

7.4.1. None.

8.0 Assessment

8.1. Having examined the application details and all other documentation on file, including the grounds of appeal, the reports of the local authority, and having inspected the site, and having regard to the relevant local/regional/national policies and guidance, I consider that the substantive issues in this appeal to be considered can be assessed under the following headings:

- Principle of Development
- Visual and Landscape Impact
- Site Access and Services
- Appropriate Assessment

8.2. Principle of Development

8.2.1. The proposal seeks planning consent for the development of what is described as glamping accommodation, comprising a total of 6 no. detached glamping pods, alterations and improvements to the access, 6no. parking spaces hard and soft landscaping including boundary treatment and all associated site works.

- 8.2.2. The Third-Party appeal sets out that the subject proposal does not comply with section 1.12.2 of Volume 6 of the Kerry County Development Plan as the site is outside the settlement boundary of Brandon Village and developments such as the proposed will not generally be permitted in proximity to the coastline. It is submitted on appeal that the subject proposal does not demonstrate sufficient detail on integrated layout, landscaping, noise/litter management and wastewater arrangements to justify granting of permission. It is also submitted that the PA report on the further information submitted by the applicant was not provided.
- 8.2.3. While I acknowledge the previous settlement plan for Brandon did not include the subject site, the revised boundary for the settlement, which was adopted in June 2026, does include the subject site. I will assess the proposal in this context, as the operative plan at the time of the decision.
- 8.2.4. I note that the policy of the current CDP generally requires tourism and recreation related developments to locate within or adjacent to existing settlements. Although the appeal has submitted that the proposal is adjacent to an existing settlement, I note the recent alteration of the settlement boundary to include the subject land. I note the site is within a Visually Sensitive Area and at a coastal location, which is acceptable, subject to consideration of other criteria such as visual impact.
- 8.2.5. Within their assessment of the planning application, the Planning Authority refer to the location of the proposal adjacent to the Settlement Boundary and refer to section 10.3.5.1 of the Development Plan which identifies appropriate criteria for glamping proposals. The proposed development was considered acceptable for being located at an appropriate location within or adjacent to an existing settlement, that it can provide services to existing tourism demand, and that the site location does have the capacity to facilitate the proposal, from a visual, land-use compatibility and access perspective. I further note that the PA assessment of further information submitted is appended to the main report in the file documents, which I consider to be a transparent and acceptable assessment of the full proposal.
- 8.2.6. I note Objective KCDP SV-11 of Variation No. 3 of the Kerry CDP promotes the sustainable development of ecotourism and other niche markets and encourages the sustainable extension and diversification of tourist facilities at appropriate locations. Brandon clearly has a strong outdoor recreational product in both the coastline and

the mountains and the surrounding natural scenery, and careful consideration of new development within this context is required. It is evident that the natural countryside is currently a significant attraction for the area and noting the location of the site within the built footprint of the village I am satisfied that the principle of a development of this nature is aligned with local policy, is appropriate at this location and would not detract from the rural setting in which it would sit. In addition to this, the suitability of proposals of this nature should ensure that the character, environmental quality and amenity of the rural area is not adversely affected, and I will discuss these matters in further detail in the following sections.

8.2.7. Whilst I acknowledge concerns raised in the appeal with respect to the potential impacts of this proposal on the character of the area, I note that the proposal is small scale, is not of a significant height and substantial boundary landscaping is proposed to assimilate the site into the surrounds.

8.2.8. I would consider the proposed glamping pods to be in line with the objectives for tourism related developments and to comply with the requirements of Section 1.12.2 as it is:

- Within the settlement boundary of Brandon
- Is zoned for development that is open for consideration in this coastline location,
- Has services available, including local retail and social facilities
- Given the small scale will not impact on traffic, waste disposal or disturbance
- Will not impact on Natura 2000 sites as assessed in the following sections.

8.2.9. The proposal provides an appropriate design as set out in the following sections, provides appropriate landscaping along the site boundaries to integrate the site into the area, provides details of management of waste and operations and indicates wastewater disposal to the public system. I therefore consider the proposal complies with Section 1.12.2 of the Development Plan.

8.2.10. Objective KCDP 10-31 and 10-32 are relevant as they support the development of appropriately scaled glamping accommodation within or adjacent to existing settlements, established tourism assets and subject to normal planning considerations. Proposals are also noted under these objectives to not be visually intrusive or impact on sensitive coastal environments.

8.2.11. In conclusion, based on the provisions of KCDP 10-31 and 10-32, and SV-11 of Variation No. 3 the proposal is consistent with the provisions of the Kerry County Development Plan as it is located at an identified appropriate location within a settlement, is of an appropriate scale, is not visually intrusive and provides for a diversification of tourist facilities.

8.3. Visual and Landscape Impact

8.3.1. Although I have noted under the Principle of Development that the subject proposal is suitable within the settlement boundary of Brandon, the landscape and visual impact have been raised separately in the appeal. The observers to the appeal have raised concerns with respect to the potential visual impact of the proposed development which they consider to be at odds with the visually sensitive coastal landscape, and the siting, screening and scale of the proposal should be appropriately assessed.

8.3.2. The appeal site is located within a 'Visually Sensitive Area' of landscape as set out in section 11.6.3 and Map E of Volume 4 of the CDP. The 'Visually Sensitive Areas' are defined in Section 11.6.3.1 as comprising: *'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.'

8.3.3. Objectives 11-77 and 1-78 seek to protect the landscapes of the county as a major economic asset and ensure new developments do not detrimentally impact on the character, integrity, distinctiveness or scenic value of their area. The applicant has submitted plans and elevations of the proposed glamping pods and a landscape plan to mitigate the visual impact of the proposal by planting native trees at the site boundaries. The proposed pods are semi-cylindrical in shape, 2.4m in height and are

proposed to be constructed with Scandinavian timber cladding to the front entrance and dark grey shingle roof tiles on the cylindrical roof.

- 8.3.4. I note in this instance, the proposal is relatively modest in scale, comprising a small-scale bin storage unit, 6 no. detached glamping pods (height of c. 2.4m) and associated car parking spaces. I am satisfied that views of the proposal from the public road(R550) and the coastal area to the east would be adequately screened by the planting proposed at the site boundaries. The submitted landscape plan proposes a double row of native planting mix as well as a timeline for implementation. Although the appeal submits that planting should be done prior to construction, I note this is not normal practice and given construction activities, would not present the best opportunity for the planting to survive. Standard practice is for the planting to be provided within the first planting season following completion, and I recommend a condition to this effect, which would also include wording to ensure native species only are planted on the site.
- 8.3.5. I am satisfied that given the small scale of the proposal any views from coastal locations and the surrounding area would be minimal in scale due to the distances involved from the shoreline and the otherwise built up nature of the lands surrounding the subject site. The appropriate colour selection and material selection, the design including half-cylindrical shape, timber and dark grey shingles, and the existing built context to the north and south would all mitigate the impact of any views of the proposal.
- 8.3.6. I note the provisions of Objective 11-77 and 11-78 and note the proposal would not impact on the character, integrity, distinctiveness or scenic value of the area. Furthermore, I do not consider that the proposal would detract from the visual amenity of the coast, owing to the sensitive design and materials put forward as I set out above.
- 8.3.7. Having inspected the appeal site and surrounding area, I note that the site is currently open at the site boundaries and is primarily covered by a compacted granular material, with trailers parked on site and is not of any particular rural character quality. This area is not identified as being of any particular view sensitivity or a 'View or Prospect' with the closest of these views being located to the north of the site between Ballymore Point and Brandon Point with the view directed east-

south-east, which does not overlook the subject site. Although the glamping pods will largely be masked from view by the existing topography to the west, the development will be visible from the public road. Notwithstanding this, I am satisfied that the scale, design and form of the proposed glamping pods and the associated works on site will not unduly detract from the rural character of the site and surrounding area and will assimilate with the character of the site's immediate surrounds, where I note specifically that there is already built form in the context of detached dwellings to the north, south and west and which is typical of the rural village setting. The proposed landscape plan will serve to enclose the site, add biodiversity to the area and enhance the appearance of the site as it currently presents within the rural village setting. Section 11.6.4 in relation to 'Development in Designated Areas' notes the capacity of an area to visually absorb development is related to proposals that are not visible from a wide area and provide new vegetation that can screen new development from view. I consider the views of the proposal would not be overly intrusive, would only be visible from the immediate locality and is located adjacent to existing development, including the applicant's home, who will manage the proposal.

- 8.3.8. I note that an Ecological Impact Assessment has been prepared for the site which includes recommendations for habitat maintenance on site. A Landscape Plan is referenced and includes details of landscaping as set out above. Overall, I am satisfied that a development of this nature and scale can be successfully absorbed at this location and will not unduly detract from the rural village character of the site and the surrounding area. Final landscaping and boundary treatments of native species only can be ensured by way of condition if the Commission are minded to grant permission. In this regard, the proposal is considered to be acceptable having regard to the visual amenity of the site and surrounds. I am therefore satisfied that the visual impact of the proposal is not significant and could be integrated into the landscape at this location in compliance with Objectives 11-77 and 11-78 of the Development Plan.

8.4. Site Access and Services

- 8.4.1. I note the Planning Authority raised concerns in relation to the site access and drainage requirements of the site that were clarified by the applicant through further information.

- 8.4.2. The appeal submits that the proposal has the potential to impact on the road network in the area due to inadequate sightlines that should be clarified and the absence of any clear agreements in relation to wastewater treatment infrastructure.
- 8.4.3. Having inspected the appeal site and surrounds, I observed that the direct access from the site to the public road is of a width in excess of 5.5m at the site entrance and is of a good quality surface. I note there is a pedestrian footpath at the site entrance that connects the site to the village centre. I noted on site and from the submitted site layout plan there is a village treatment unit and pump station compound at the southern side of the proposed site entrance.
- 8.4.4. I note the DMURS Guidelines proffer that design speed is the maximum speed at which it is envisaged/intended that the majority of vehicles will travel under normal conditions. In most cases the posted or intended speed limit should be aligned with the design speed, which I have considered to be 50km/h in this instance, based on the speed limit in the area.
- 8.4.5. Section 4.4.5 of DMURS, refers to visibility splays. The distance back along the minor road or direct access from which the full visibility is measured is known as the 'x' distance. The 'x' distance on the minor road for visibility measurements shall be 2.4m as a desirable minimum, which may be reduced to 2.0 metres where vehicle speeds are slow and flows on the minor arm are low. A 2.4m 'x' distance is provided in the subject proposal and submitted drawings, which I consider appropriate.
- 8.4.6. The 'Y' distance is the distance a driver exiting from the minor road can see to the left and right along the major arm. It is normally measured from the nearside kerb or edge of the roadway where no kerb is provided. DMURS recommends that the 'Y' distance along the visibility splay should correspond to the safe stopping distance (SSD) for the design speed of the major arm, taken from Table 4.2 of the DMURS document.
- 8.4.7. The applicant has provided a drawing 'Proposed Site Layout Plan – Rev A' dated 'March 2026' which was submitted at FI stage, that illustrates sight distance of 70m from 2.4m back on the proposed access/exit junction. I note this is in excess of DMURS recommendations for 45m sightlines and SSD on 50km/h roads and is measured to the nearside kerb with associated amendments to the junction layout at FI stage of the process, to include Stop Lines.

- 8.4.8. Having visited the site and reviewed the submitted drawings I consider that sightlines of 70m can be achieved due to the geometry of the road to the south (right) and to the north (left) and which is in excess of standard requirements. I do not consider the existing fencing surrounding the waste water infrastructure adjoining the site to impede sightlines. The Council Roads Report on the FI submission, raised no issues with the information provided in relation to sightlines.
- 8.4.9. Given the relatively small number of units proposed at 6no. with a maximum of 6no. car parking spaces, I do not consider that a significant level of vehicle movements would arise from the subject proposal that would give rise to a substantial impact on the road network. The site is within a rural village setting and in the context of National Policy Objectives for compact growth within existing urban settlements, I consider the low level of additional traffic to be acceptable while balancing sustainable urban growth with the operation of the road network.
- 8.4.10. In relation to drainage, water and wastewater connections, I note the substantial revisions to the site layout plan at FI stage to include SUDs measures, ACO drains at the site entrance to connected to the proposed SUDS planter, connections to the existing treatment unit for pumping to wetlands to north of Brandon Village and indication of piped infrastructure within the site. I also note permeable paving within the site to assist with drainage requirements.
- 8.4.11. I note the absence of an appropriate confirmation of feasibility from Uisce Eireann in relation to water and foul water connections. In relation to this matter, I note the proposal to connect to the existing public network that runs approximately 400m to the north of Brandon Village.
- 8.4.12. The grounds of appeal refer to water supply and absence of consultation with Uisce Eireann. I note the Area Engineer found the proposal to connect to the existing public networks for water and wastewater acceptable and a condition was attached to the PA grant of permission to obtain a connection agreement from Uisce Eireann prior to the commencement of development.
- 8.4.13. I am satisfied with the drainage strategy for the site including permeable paving, SUDS provisions, ACO drains to collect run off at the site entrance and note the extensive planting and areas of grass surrounding the proposed glamping pods.

8.4.14. Based on the foregoing, subject to appropriate conditions, I am satisfied that an appropriate Connection Agreement with Uisce Eireann can be requested from the applicant prior to the commencement of development by way of condition, and I do not find a reason for refusal in this regard. I consider this to be consistent with the proper planning and sustainable development of the area.

8.5. Appropriate Assessment

Stage 1 - Screening

8.5.1. Compliance with Article 6(3) of the Habitats Directive

8.5.2. The third-party appeal submits that the Appropriate Assessment screening is flawed and contains some inconsistencies in relation to drainage channels within and adjacent to the site and their ultimate connectivity to Brandon Bay, which connects to the Tralee Bay and Magharees Peninsula, West to Cloghane SAC. Inconsistencies in Ecological Survey work dates are also noted by the appellant.

8.5.3. The requirements of Article 6(3) relate to screening the need for appropriate assessment of a project under part XAB, section 177U of the Planning and Development Act 2000 (as amended) and is considered fully in this section.

8.5.4. I note the AA screening report as submitted by the applicant, as well as the screening undertaken by the Planning Authority, and the concerns in relation to both, as submitted in the appeal. In accordance with the obligations under the Habitats Directives and implementing legislation, to take into consideration the possible effects a project may have, either on its own or in combination with other plans and projects, on a European site; there is a requirement on the Commission, as the competent authority, to consider the possible nature conservation implications of the proposed development on the Natura 2000 network, before making a decision, by carrying out appropriate assessment. The first stage of assessment is 'screening'.

8.5.5. The methodology for screening for Appropriate Assessment as set out in EU Guidance and the Department of Environment, Heritage and Local Government is:

- 1) Description of the plan or project and local site or plan area characteristics.
- 2) Identification of relevant European sites and compilation of information on their qualifying interests and conservation objectives.

3) Assessment of likely significant effects-direct, indirect, and cumulative, undertaken on the basis of available information.

4) Screening Statement with conclusions.

- 8.5.6. As the appeal submits there are inconsistencies in the submitted appropriate assessment screening statement, the Commission are now the competent authority for the purposes of this appeal, and a full appropriate assessment is set out hereunder.
- 8.5.7. The submitted Appropriate Assessment Screening Report (AA Screening Report) submitted by the applicant notes the presence of a number of active drainage channels located within the site as well as one running outside the site boundary and flowing shortly thereafter into Brandon Bay. Given the dilution capacity of intervening waters, it is concluded that no likely effects on European sites have been determined. The applicant provided a response to the appeal that further clarifies the dates for the site walkover as 13th January 2026 and confirms details in relation to the drainage channels on site, which are acknowledged, but likely significant impacts are still considered unlikely.
- 8.5.8. There was some uncertainty from the details provided at application stage in relation to the connectivity of existing drainage channels within the site, with a drainage channel outside the site, due to underground connections. It has been assumed for the purposes of AA screening that these drainage channels internal and external to the site are connected, and that the external drainage channel ultimately drains to Brandon Bay. From my visit to the site, it appeared the internal drainage channel along the southern boundary of the site continued under the public road and discharged to the external drainage channel. I am satisfied this is the case and proceed with my AA Screening exercise on this basis.

8.6. **Project Description**

- 8.6.1. The proposed development as submitted in summary, comprises 6no. glamping pods, parking, and all ancillary site works on lands at Brandon, Tralee, Co. Kerry.
- 8.6.2. Taking account of the characteristics of the proposed development in terms of its location and the scale of works, the following issues are considered for examination in terms of implications for likely significant effects on European sites:

- Construction related -uncontrolled surface water/silt/ construction related pollution
- Operational related surface water run off
- Habitat loss/ fragmentation
- Habitat disturbance /species disturbance (construction and/or operational)

8.6.3. In relation to the matter of habitat loss or alteration, the proposed development site is not directly hydrologically or physically connected to any European Natura 2000 Site and could not therefore result in loss or alteration of habitats. Regarding the issue of habitat/species fragmentation the proposed development would not result in any direct habitat loss or fragmentation as the site is not part of or immediately adjacent to any Natura 2000 designated site.

8.7. European Sites

8.7.1. Table 1 provides an Identification of Relevant European Sites (Natura 2000) within a zone of influence of the proposed development area.

Table 1 below provides a list of Proximity to designated sites of conservation importance.

European Site	Code	Distance	Direct Hydrological/Biodiversity Connection
Mount Brandon SAC	000375	0.8km west	No
Tralee Bay and Magharees Peninsula, West to Cloghane SAC	002070	1.1km southeast	Yes, via existing on site drains that connect to Brandon Bay, which is connected by 1km of intervening waters to this SAC.

Dingle Peninsula SPA	004153	1.1km north	No.
Magharee Islands SAC	002261	7.9km east	Yes, via existing on site drains that connect to Brandon Bay, which is connected by 7km of intervening waters to this SAC.
Kerry Head Shoal SAC	002263	14.9km north	Yes, via existing on site drains that connect to Brandon Bay, which is connected by 14km of intervening waters to this SAC.
Tralee Bay Complex SPA	004188	6.7km East	No
Magharee Islands SPA	004125	7.9km east	No.

8.7.2. As there are no direct hydrological links/biodiversity connections to the Natura 2000 network, there are significant bodies of intervening waters to the identified SAC sites, and the subject site contains no appropriate foraging habitat for the species found on identified SPA sites, the Magharee Islands SPA, Tralee Complex SPA, Dingle Peninsula SPA, Kerry Head Shoal SAC and Magharee Islands SAC, can therefore be screened out for the purposes of AA. For the purposes of completeness, I have considered potential impacts on both the Mount Brandon SAC and Tralee Bay and Magharees Peninsula, West to Cloghane SAC in full below due to the connections to Brandon Bay, to the east of the site.

8.7.3. The Qualifying Habitats and Species of each of the Natura 2000 Sites as referred to above are included in Table 2 below.

The Qualifying Interests and General Conservation Objectives of the identified Designated Natura 2000 site is as shown in Table 2 below:

European Site (code) and distance from proposed development	List of Qualifying Interest/Special Conservation Interest	General Conservation Objectives	Connections (source, pathway receptor)	Considered in further screening Y/N
Tralee Bay and Magharees Peninsula, West to Cloghane SAC (002070) Distance 1.1km southeast	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]	To maintain or restore the favourable conservation condition of the species listed as Special Conservation interests for this SAC.	There is a potential source – pathway – connectivity via surface water run off between the proposed development site and Brandon Bay 50m to the east that connects to the Tralee Bay and Magharees Peninsula, West to Cloghane SAC,	Y

	Vegetated sea cliffs of the Atlantic and Baltic coasts [1230] Salicornia and other annuals colonising mud and sand [1310] Atlantic salt meadows (Glaucopuccinellietalia maritima) [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		approximately 1km to the southeast. Existing drainage features at the subject site discharge into the bay and onsite soakaways, and given the separation distances involved, dilution effect of intervening waters, surface water impacts during construction or operational phases are unlikely to impact the conservation objectives of the SAC. Given the potential surface water drainage characteristics,	
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	vegetation (grey dunes) [2130] Dunes with <i>Salix repens</i> ssp. <i>argentea</i> (<i>Salicion arenariae</i>) [2170] Humid dune slacks [2190] <i>Molinia</i> meadows on calcareous, peaty or clayey-silt-laden soils (<i>Molinion caeruleae</i>) [6410] Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (<i>Alno-Padion</i>, <i>Alnion incanae</i>, <i>Salicion albae</i>) [91E0] <i>Lutra lutra</i> (Otter) [1355] <i>Petalophyllum ralfsii</i> (Petalwort) [1395]		I have considered potential impacts on this SAC further.	
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	Tralee Bay and Magharees Peninsula, West to Cloghane SAC National Parks & Wildlife Service			
Mount Brandon SAC (Site Code 000375)	Vegetated sea cliffs of the Atlantic and Baltic coasts [1230] Oligotrophic waters containing very few minerals of sandy plains (Littorelletalia uniflorae) [3110] Oligotrophic to mesotrophic standing waters with vegetation of the Littorelletea uniflorae and/or Isoeto-Nanojuncetea [3130] Northern Atlantic wet heaths with	To maintain or restore the favourable conservation condition of the species listed as Special Conservation interests for this SAC.	There is a potential source – pathway – connectivity via surface water run off between the proposed development site and Brandon Bay 50m to the east that connects to the Tralee Bay and Magharees Peninsula, West to Cloghane SAC, approximately 1km to the southeast. Existing	Yes

	Erica tetralix [4010] European dry heaths [4030] Alpine and Boreal heaths [4060] Species-rich Nardus grasslands, on siliceous substrates in mountain areas (and submountain areas, in Continental Europe) [6230] Blanket bogs (* if active bog) [7130] Siliceous scree of the montane to snow levels (Androsacetalia alpinae and Galeopsietalia ladani) [8110] Calcareous rocky slopes with		drainage features at the subject site discharge into the bay and onsite soakaways, and given the separation distances involved, dilution effect of intervening waters, surface water impacts during construction or operational phases are unlikely to impact the conservation objectives of the SAC. However, given the potential surface water drainage characteristics, I have considered potential	
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	chasmophytic vegetation [8210] Siliceous rocky slopes with chasmophytic vegetation [8220] Margaritifera margaritifera (Freshwater Pearl Mussel) [1029] Vandenboschia speciosa (Killarney Fern) [6985] Mount Brandon SAC National Parks & Wildlife Service		impacts on this SAC further.	
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8.7.4. I have reviewed the information on file and the documentation submitted by the applicant. Although they both have a weak hydrological connection to the site, I have given consideration to both SACs as listed above. Given the potential for impacts through surface water discharge during construction and operation, significant impacts cannot be discounted. In view of the proximity of this proposal to watercourses connecting to the SAC this proposal has potential to impact on the integrity of these European sites, and this is considered further in the Screening Rationale below.

8.8. **Assessment of likely Effects (Direct/Indirect)**

Mount Brandon SAC

- 8.8.1. No significant adverse impact-receptor pathway has been identified as a result of the proposed development in relation to Mount Brandon, given the intervening waters and land between the subject site and the SAC. Likewise, there are no habitats of importance for the species identified as QI in this SAC that will be impacted by the proposed development. Although surface water will drain to existing drainage ditches on site and exit to Brandon Bay, given the on-site SuDs and drainage measures that will collect the majority of run off within the site, the small scale nature of the proposal and dilution impact of bay waters, the surface water run off will be minimal, will be diluted by the waters of Brandon Bay before reaching the SAC and it is therefore objectively concluded that no significant effects arising from the proposed development are likely to occur in relation to this SAC. The site is also adequately separated from the SAC over land to the west to avoid any impacts given the drainage direction to the east and the small scale nature of the proposal.

Tralee Bay and Magharees Peninsula, West to Cloghane SAC

- 8.8.2. There is a potential pathway from the proposed development site to this SAC (c.50m to Brandon Bay that flows 1km to the Tralee Bay and Magharees Peninsula SAC to the southeast) via surface water drainage characteristics. The SAC itself is located approximately 1.1km to the southeast of the proposed development site. Potential significant effects on the Qualifying Interests (QI) may arise in the form of emissions to surface water resulting from the construction and operational phases. However, due to the separation distances involved, the absence of direct connections to watercourses and on-site soakaways, no meaningful connection to the SAC occurs. Indirect habitat/species loss or deterioration of Natura 2000 sites (including water quality) within the surrounding area can occur from the effects of run-off or discharge into the aquatic environment through impacts such as increased siltation, nutrient release and/or contamination. Although surface water will drain to existing drainage ditches on site and exit to Brandon Bay, given the on-site SuDs and drainage measures that will collect the majority of run off within the site, the small scale nature of the proposal and dilution impact of bay waters, the surface water run-off will be minimal, will be diluted by the waters of Brandon Bay before reaching the SAC and it is therefore objectively concluded that no significant effects arising from the proposed development are likely to occur in relation to this SAC.

8.8.3. Given the above details, there is no potential pathway for direct effects for the Tralee Bay and Magharees Peninsula, West to Cloghane SAC during construction and operational phases. A stage 2 appropriate assessment is therefore not required.

8.9. Conclusion – Stage 1 AA

8.9.1. Having reviewed the details on file and having regard to the nature and scale of the proposed development, the location of the site within a rural village area, the absence of strong ecological and/ or hydrological connections, and the physical separation distances to European Sites, I consider the potential of likely significant effects on European Sites arising from the proposed development, alone or in combination effects, can be reasonably excluded.

8.9.2. The proposed development was considered in light of the requirements of Section 177U of the Planning and Development Act 2000 as amended. Having carried out Screening for Appropriate Assessment of the project, Stage 2 Appropriate Assessment is not required for the Tralee Bay and Magharees Peninsula, West to Cloghane SAC or the Mount Brandon SAC and these European Sites can be screened out.

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 the Tralee Bay and Magharees Peninsula, West to Cloghane SAC or the Mount Brandon SAC European Sites in view of the conservation objectives of these sites and is therefore excluded from further consideration. Appropriate Assessment is not required.

This determination is based on:

- The relatively minor scale of the development and lack of impact mechanisms that could significantly affect a European Site
- Distance from and weak indirect connections to the European sites
- No significant ex-situ impacts

9.0 Water Framework Directive

- 9.1. I conclude that on the basis of objective information, that the proposed development will not result in a risk of deterioration on any water body (rivers, lakes, groundwaters, transitional and coastal) either qualitatively or quantitatively or on a temporary or permanent basis or otherwise jeopardise any water body in reaching its WFD objectives based on the mitigation measures, drainage arrangements and management of surface water as set out in the proposed development. Please see WFD Assessment attached at Appendix 3 of this report.

10.0 Recommendation

- 10.1. I recommend that permission for the development be granted for the following reasons and considerations.

11.0 Reasons and Considerations

- 11.1.1. Having regard to the quality architectural design standards of the proposed glamping pods, including the materials and colour palette, the sensitive placement of the pods nestled within the landform and at an appropriate distance from the coastal edge, evidence of availability and access to public services (foul, surface and mains water), and to the ecological enhancements measures included within 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 accord 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 development without giving rise to undue visual, residential, traffic or environmental impacts. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

12.0 Conditions

1. The 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 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 within the submitted Ecological Impact Assessment Report shall be fully implemented.

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 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 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 interests 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 interests of visual amenity.

6. Prior to the 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 the commencement of development, the developer shall submit details of public lighting for the development for the written agreement of the planning authority. Such lighting shall be provided prior to the occupation/operation of the development.

Reason: in the interests 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 interests 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 and public holidays. Deviation from these times will 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 of the glamping pods.

Reason: In the interest of legibility of the scheme.

11. The construction of the 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 the commencement of development. This plan shall provide details of intended construction practice for the development, including noise management measures and off-site disposal of construction/demolition waste.

Reason: In the interests 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 SUDs measures, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interests of public health.

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

Reason: In the interests 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 Coimisi n Plean la 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.

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 me, directly or indirectly, following my professional assessment and recommendation set out in my report in an improper or inappropriate way.

Matthew McRedmond
Senior Planning Inspector

21st July 2026

Appendix 1: Form 1 EIA Pre-Screening

Case Reference	PL-501235-KY-26
Proposed Development Summary	6no. glamping pods, parking and all associated site works
Development Address	Lisnakealwee, Brandon, Tralee, Co. Kerry
IN ALL CASES CHECK BOX / OR LEAVE BLANK	
1. Does the proposed development come within the definition of a 'Project' for the purposes of EIA?	☒ Yes, it is a 'Project'. Proceed to Q.2.
	☐ No, No further action required.
(For the purposes of the Directive, "Project" means: - The execution of construction works or of other installations or schemes, - Other interventions in the natural surroundings and landscape including those involving the extraction of mineral resources)	
2. Is the proposed development of a CLASS specified in Part 1, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?	
☐ Yes, it is a Class specified in Part 1.	State the Class here

EIA is mandatory. No Screening required. EIAR to be requested. Discuss with ADP.	
☒ No, it is not a Class specified in Part 1. Proceed to Q3	
3. Is the proposed development of a CLASS specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) OR a prescribed type of proposed road development under Article 8 of Roads Regulations 1994, AND does it meet/exceed the thresholds?	
☐ No, the development is not of a Class Specified in Part 2, Schedule 5 or a prescribed type of proposed road development under Article 8 of the Roads Regulations, 1994. No Screening required.	
☐ Yes, the proposed development is of a Class and meets/exceeds the threshold. EIA is Mandatory. No Screening Required	
☒ Yes, the proposed development is of a Class but is sub-threshold. Preliminary examination required. (Form 2) OR If Schedule 7A information submitted proceed to Q4. (Form 3 Required)	Part 2, Class 12(c) and (d). Threshold: Permanent camp sites and caravan sites where the number of pitches would be greater than 100.

4. Has Schedule 7A information been submitted AND is the development a Class of Development for the purposes of the EIA Directive (as identified in Q3)?	
Yes ☐	Screening Determination required (Complete Form 3)
No ☒	Pre-screening determination conclusion remains as above (Q1 to Q3)

Inspector: _____ **Date:** _____

Appendix 2: Form 2 - EIA Preliminary Examination

Case Reference	PL-501235-KY-26
Proposed Development Summary	6no. glamping pods, associated parking and all associated site works.
Development Address	Lisnakealwee, Brandon, Tralee, Co. Kerry
This preliminary examination should be read with, and in the light of, the rest of the Inspector's Report attached herewith.	
Characteristics of proposed development (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).	- Proposed tourism use is compatible with other uses in area, - Modest size and intensity of development - No significant use of natural resources or production of waste - No significant risk of pollution or nuisance - No significant risk of accidents / disasters to human health
Location of development (The environmental sensitivity of geographical areas likely to be affected by the development in particular existing and approved land use,	- Located within settlement boundary of village - Local ecology only on site - Built Heritage is adequately protected - No water features at the site impacted negatively by the proposal

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).	- No designated sites at or in close proximity to the site
Types and characteristics of potential impacts (Likely significant effects on environmental parameters, magnitude and spatial extent, nature of impact, transboundary, intensity and complexity, duration, cumulative effects and opportunities for mitigation).	Having regard to the following: - Nature and scale of the development, - Lack of significant environmental sensitivities on the site, - Absence of significant in combination effects, there is no potential for significant effects on the environmental factors listed in section 171A of the Act.
Conclusion	
Likelihood of Significant Effects	Conclusion in respect of EIA
There is no real likelihood of significant	EIA is not required.

effects on the environment.	
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Inspector: _____ **Date:** _____

DP/ADP: _____ **Date:** _____

(only where Schedule 7A information or EIAR required)

Appendix 3: Water Framework Directive Assessment

WFD IMPACT ASSESSMENT STAGE 1: SCREENING			
Step 1: Nature of the Project, the Site and Locality			
An Bord Pleanála ref. no.	PL-501235-KY-26	Townland, address	Lisnakealwee, Brandon, Tralee, Co. Kerry
Description of project		Development of 6no. glamping pods, parking, and all associated site works.	
Brief site description, relevant to WFD Screening,		Site is located on the southern approach to Brandon village and is accessed via the R550. The site is relatively flat. Excess storm water will drain to an on site soakaway and open drains. A water quality monitoring station is located approx. 1.2km southwest of the site at OwennaFeana River (ID: RS23O040100) and the site is located within the Tralee Bay Feale catchment.	
Proposed surface water details		On site soakaway	
Proposed water supply source & available capacity		Public Water Supply	
Proposed wastewater treatment system & available capacity, other issues		Public wastewater treatment to north of Brandon village	

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)
River Waterbody		250m South	OWENAFEANN A_010	Good	Not at Risk	None	Potential Surface Water run off
Groundwater Waterbody		Underlying site	Brandon Head IE_SH_G_044	Good	Not at Risk	None	Yes, via groundwater
Coastal Waterbody		100m east	Brandon Bay IE_SH_030_000 0	High	Review	None	Potential Surface Water run off
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							
No.	Component	Waterbody receptor (EPA Code)	Pathway (existing and new)	Potential for impact/ what is the possible impact	Screening Stage Mitigation Measure*	Residual Risk (yes/no) Detail	Determination** to proceed to Stage 2. Is there a risk to the water environment? (if

							'screened' in or 'uncertain' proceed to Stage 2.
1.	River	OWENAFEANNA_010	Yes. Via surface water	Siltation, pH (Concrete), hydrocarbon spillages	Standard construction practice	Yes. Potential for spillages to surface water warrants further assessment	Screened in
2.	Ground	Brandon Head IE_SH_G_044	Yes, pathway exists via moderate drainage characteristics	Spillages, leakage to groundwater water table	As above	Yes – drainage characteristics warrants further assessment.	Screened in.
3	Coastal	Brandon Bay IE_SH_030_000	Yes. Via Surface Water	Siltation, pH (Concrete), hydrocarbon spillages	As above	Yes. Potential for spillages to surface water warrants further assessment	Screened in
OPERATIONAL PHASE							
1.	River	Big River (Tralee)_010	Yes. Surface Water.	Hydrocarbon spillage/siltation, inundation prior to treatment	Attenuation via on site soakaway	Yes. Drainage characteristics and potential for pollution of surface water warrants	Screened in

						further assessment.	
2.	Ground	Tralee IE_SH_G_226	Yes pathway exists via moderate drainage characteristics and high to extreme vulnerability	Ground filtration, spillages	As above	Yes. Drainage characteristics warrant further assessment	Screened in
3.	Coastal	Brandon Bay IE_SH_030_000	Yes. Via Surface Water	Siltation, pH (Concrete), hydrocarbon spillages	As above	Yes. Potential for spillages to surface water warrants further assessment	Screened in
DECOMMISSIONING PHASE							
1.	N/A						
STAGE 2: ASSESSMENT							
Details of Mitigation Required to Comply with WFD Objectives							
Surface Water							
Development/Activity e.g. culvert, bridge,	<u>Objective 1:Surface Water</u>	<u>Objective 2:Surface Water</u>	<u>Objective 3:Surface Water</u>	<u>Objective 4: Surface Water</u>	Does this component comply with WFD Objectives 1, 2, 3 & 4? (if		

other crossing, diversion, outfall, etc	Prevent deterioration of the status of all bodies of surface water	Protect, enhance and restore all bodies of surface water with aim of achieving good status	Protect and enhance all artificial and heavily modified bodies of water with aim of achieving good ecological potential and good surface water chemical status	Progressively reduce pollution from priority substances and cease or phase out emission, discharges and losses of priority substances	answer is no, a development cannot proceed without a derogation under art. 4.7)
	Describe mitigation required to meet objective 1:	Describe mitigation required to meet objective 2:	Describe mitigation required to meet objective 3:	Describe mitigation required to meet objective 4:	
Construction works	Construction mitigation measures including: • Silt traps installed • Removal of material daily from site • Dust suppression during construction	Site specific mitigation methods as described.	Site specific mitigation methods as described.	Site specific mitigation methods as described.	YES

	• Servicing of plant and machinery to avoid leakage • Management of refuelling • Covering of soil heaps during heavy rainfall • No excavation during rainfall • Staff compounds designated • Management of waste Operational mitigation measures including:				
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	Attenuation via on site soakaways and SuDs measures				
Details of Mitigation Required to Comply with WFD Objectives					
Groundwater					
Development/Activity e.g. abstraction, outfall, etc.	<u>Objective 1: Groundwater</u> Prevent or limit the input of pollutants into groundwater and to prevent the deterioration of the status of all bodies of groundwater	<u>Objective 2 : Groundwater</u> Protect, enhance and restore all bodies of groundwater, ensure a balance between abstraction and recharge, with the aim of achieving good status*	<u>Objective 3:Groundwater</u> Reverse any significant and sustained upward trend in the concentration of any pollutant resulting from the impact of human activity	Does this component comply with WFD Objectives 1, 2, 3 & 4? (if answer is no, a development cannot proceed without a derogation under art. 4.7)	
Development Activity 1: Development of 6no. glamping pods	Site specific construction mitigation methods including: - Silt traps installed - Removal of material daily from site	Site specific mitigation methods as described.	Site specific mitigation methods as described	Yes	

	• Dust suppression during construction • Servicing of plant and machinery to avoid leakage • Management of refuelling • Covering of soil heaps during heavy rainfall • No excavation during rainfall • Staff compounds designated • Management of waste Operational mitigation measures including: • Attenuation via on site soakaway with silt sumps for filtration			
Details of Mitigation Required to Comply with WFD Objectives				

Coastal				
Development/Activity e.g. abstraction, outfall, etc.	<u>Objective 1: Coastal</u> Prevent or limit the input of pollutants into coastal waters and to prevent the deterioration of the status of all bodies of coastal waters	<u>Objective 2 : Groundwater</u> Protect, enhance and restore all bodies of coastal waters, ensure a balance between abstraction and recharge, with the aim of achieving good status*	<u>Objective 3:Groundwater</u> Reverse any significant and sustained upward trend in the concentration of any pollutant resulting from the impact of human activity	Does this component comply with WFD Objectives 1, 2, 3 & 4? (if answer is no, a development cannot proceed without a derogation under art. 4.7)
Development Activity 1: Development of 6no. glamping pods	Site specific construction mitigation methods including: • Silt traps installed • Removal of material daily from site • Dust suppression during construction • Servicing of plant and machinery to avoid leakage • Management of refuelling	Site specific mitigation methods as described.	Site specific mitigation methods as described	Yes

	• Covering of soil heaps during heavy rainfall • No excavation during rainfall • Staff compounds designated • Management of waste Operational mitigation measures including: Attenuation via on site soakaways and SuDs measures			
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