



An
Coimisiún
Pleanála

Inspector's Report PL-501645-KY-26

Development	Construction of dwelling, mechanical aeration unit and associated site works.
Location	Dromin, Dromin East, Killorglin, Co. Kerry
Planning Authority	Kerry County Council
Planning Authority Reg. Ref.	25/286
Applicant(s)	Stephen Poff and Katie O Sullivan
Type of Application	Permission
Planning Authority Decision	Grant Permission + Conditions
Type of Appeal	Third Party Normal Planning Appeal
Appellants	Ivor & Geraldine Ferris
Observer(s)	None
Date of Site Inspection	18 th September 2026
Inspector	Suzanne White

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1.0 Site Location and Description

- 1.1. The site of the proposed development is located in the townland of Dromin, c. 3.3km northeast of the town of Killorglin. The site is located on the western side of an existing private laneway, c. 200m south of its junction with the L4036 local road. The site is presently in agriculture use, consisting of grassland. There is an existing earthbank/ditch on the eastern boundary with the laneway, while the remainder of the site is open. Ground levels on site rise gradually from north to south.
- 1.2. There is an existing rural dwelling house on the opposite side of the laneway to the east. The family home of one of the applicants is located c. 100m to the northwest, at the junction with the L4036. There are other rural dwellings located along the L4036 to the north of the subject site, including that of the Appellants in this case.
- 1.3. The wider area is predominantly in agricultural use, with pockets of forestry lands and a high proportion of rural dwellings.
- 1.4. The site area is 0.31ha.

2.0 Proposed Development

- 2.1. Planning permission is sought for the construction of a single storey dwelling served with mechanical aeration unit and polishing filter and ancillary site works. Entrance to the site would be taken from a private laneway, c. 200m south of its junction with the L4036 local road.
- 2.2. The proposed dwelling would have a floor area of 239.6sqm. The dwelling would be connected to the Uisce Eireann water supply network, at the junction with the local road. The existing earth bank/ditch on the eastern boundary is to be retained, and new boundaries are to be formed on all other sides of timber post and rail fencing with whitethorn hedging.

3.0 Planning Authority Decision

3.1. Decision

Planning permission was granted by Kerry County Council order dated 12th June 2026.

3.2. Planning Authority Reports

3.2.1. Planning Reports

The main points of the initial Planner's Report, dated 03/02/2026, may be summarised as follows:

- The site is designated as a Rural Areas Under Significant Urban Influence in the Kerry County Development Plan 2022-2028 and is also designated Rural General.
- The principle of development can be considered.
- No negative visual impacts associated with the proposed development identified.
- No traffic issues/concerns identified.
- No negative impacts on neighbouring residential amenities identified.
- Further information to be requested as per reports received from Uisce Eireann and the Site Assessment Unit (SAU).
- The Planning Department is satisfied of the applicant's compliance with the Rural Settlement Policy.

The main points of the Planner's Report, dated 12/06/2026, following receipt of further information, may be summarised as follows:

- Notes the further information submitted by the applicant and report from the Site Assessment Unit and concludes that the Planning Department is satisfied that the proposed development would not be contrary to the proper planning and sustainable development of the area.

3.2.2. Other Technical Reports

- Site Assessment Unit (SAU): following review of further information received, no objection raised, subject to conditions.

3.3. Prescribed Bodies

Uisce Eireann (06/01/2026): insufficient information submitted with the application to determine the feasibility of connection to the water and wastewater networks.

3.4. Third Party Observations

Two submissions were received by the Planning Authority, in relation to the application, one of which was from the Appellant in this case. I consider that the issues raised are covered in the grounds of appeal, summarised in Section 7 of this report.

A letter of support was received by the Planning Authority in respect of the application from Michael Healy-Rae TD.

4.0 Planning History

Application site: None.

Adjoining site to the east:

PRR 19/1048: permission granted to construct a single storey dwelling with tricel novo wastewater treatment plant with sandcel polishing filter and ancillary site works.

5.0 Policy Context

5.1 Development Plan

Kenmare Municipal District Local Area Plan 2024-2030

The stated purpose of the LAP is to guide future plan led coordinated sustainable and equitable development within the towns and villages of the area. It should be read in conjunction with the Kerry County Development Plan 2022-2028. Section 2.4 relates to rural areas and notes that the rural area types have been identified in Chapter 5 of the KCDP 2022-2028. Section 2.4.1 states that the Council will endeavour to accommodate genuine rural generated housing in the area it arises and to accommodate urban generated housing within the development boundary of all towns and villages, in accordance with Chapter 5, Settlement Strategy, of the KCDP.

Kerry County Development Plan 2022-2028

The Kerry County Development Plan 2022-2028, in conjunction with the Kenmare MD LAP 2024, is the statutory development plan for the area. 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 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.

KCDP 5-7 Facilitate and support the objectives and actions of "Housing for All, a New Housing Plan for Ireland" in relation to policy initiatives for rural housing.

5.5.1 Identifying Rural Area Types

The site is located in a 'Rural Area Under Significant Urban Influence' according to the Map 5.5.1 Rural Area Types of the Development Plan.

Rural Settlement Policy

KCDP 5-14 Rural Areas Under Significant Urban Influence

In Rural Areas under Significant Urban Influence applicants shall satisfy the Planning Authority that their proposal constitutes an exceptional rural generated housing need based on their social (including lifelong of life limiting condition) 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 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 11-77 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 'Rural General'.

11.6.3.2 Rural General

Rural landscapes within this designation generally have a higher capacity to absorb development than visually sensitive landscapes. Notwithstanding the higher capacity of these areas to absorb development, it is important that proposals are designated to integrate into their surroundings in order to minimise the effect on the landscape and to maximise the potential for development.

Proposed developments should, in their designs, take account of the topography, vegetation, existing boundaries and features of the area. Permission will not be granted for development which cannot be integrated into its surroundings.

Chapter 13: Water and Waste Management

KCDP 13-10 Ensure that all wastewater treatment systems for single houses are designed, constructed, installed and maintained in accordance with the manufacturers guidelines and the E.P.A. Publication 'Code of Practice – Wastewater Treatment and Disposal Systems Serving Single Houses" or any amending/replacement guidance or standards.

KCDP 13-19 Ensure that proposed wastewater treatment system for single rural dwellings are in accordance with the 'Code of Practice Wastewater Treatment and Disposal System Serving Single Houses, EPA 2021' and any updated version of this document during the lifetime of the Plan, and are maintained in accordance with approved manufacturer's specifications and subject to compliance with the Water Framework Directive, the Habitats and Shellfish Waters Directives and relevant Pollution Reduction Programmes.

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 2009

5.2 National/Regional Plans/Policies

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.

5.3 National Guidance

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.

5.4 Natural Heritage Designations

The site is not located within any designated area. The nearest designated sites are:

- Castlemaine Harbour SAC (000343) c. 1.81km to the west and south
- Castlemaine Harbour SPA (004029) c. 1.94km to the west
- Slieve Mish Mountains SAC (002185) c. 7.71km to the north
- Killarney National Park, Macgillicuddy's Reeks and Caragh River Catchment SAC (000365) c. 8.15km to the south
- Lough Yganavan and Lough Nambrackdarrig SAC (000370) c. 9.26km to the southwest
- Killarney National Park SPA (004038) c. 10.77km to the southeast
- Tralee Bay Complex SPA (004188) c. 14.37km to the north
- Tralee Bay and Magharees Peninsula, West to Cloghane SAC (002070) c. 14.37km to the north

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

The main points raised in the grounds of appeal may be summarised as follows:

- Consider that the Planning Authority did not have due regard to the points raised by the Appellant at application stage.
- Believes that permission of another dwelling would constitute over intensification of the existing access road. Considers that there are inadequate sightlines at the junction with the public road in both directions and notes the amalgamation of 3 entrances as a safety concern. Any removal of existing hedgerow to facilitate sightlines would affect its ecological value.

- The Appellant attached their original submission to the Planning Authority, which also raised concerns in respect of overlooking and impact on their privacy.

7.2. Applicant Response

The points raised by the Applicant in response to the grounds of appeal may be summarised as follows:

- The proposed house is located 7.278m lower than the Appellant's house and is 174.45m away from that house. Therefore, overlooking and residential amenity will not be an issue.
- With regard to the junction of the private road with the L4036, the speed limit is presently 80kph, but under the new changes, all local roads should have a speed limit of 60kph. There has never been an accident at this junction. A report on sightlines is attached to the applicant's response to the appeal.
- Notes the Planner's Report observed that the proposal complied with the policies of the Development Plan in respect of rural housing, site assessment for wastewater treatment, visual impact, environmental issues, traffic etc.
- Notes a dispute between the Appellants and the applicant's family in 2021 in relation to the right of way.

7.3. Planning Authority Response

None received.

7.4. Observations

None received.

7.5. Further Responses

None received.

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
- Access and traffic impact
- Impact on adjoining residential amenity

I note that consideration was given to other relevant matters as part of the planning authority's assessment of the application, including wastewater treatment and water supply. 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 Significant 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 town of Killorglin, as well as the significant centres of Tralee and Killarney. 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 Policy Objective KCDP 5-14, 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', by satisfying one of the four categories listed.
- 8.1.3. Details submitted with the application state that one of the applicants, Stephen Poff, is the son of the landowner, grew up in the family home, which is located directly to the north of the application site, and currently resides there. A statement submitted by the applicant states that Stephen attended local schools and has been working full-time for ten years on the family farm and agricultural contracting business. The farmyard is located to the north, adjacent to the applicant's family home. Stephen is also mentioned in a magazine article dated November/December 2021, submitted with the application, which relates to the family agricultural contracting business. The

applicant's brother was granted planning permission (PRR 19/1048) for a dwelling directly to the east of the subject site.

- 8.1.4. Category (a) of Policy Objective KCDP 5-14 includes the sons and daughters of farmers who wish to build a first home for their permanent residence on the family farm. A letter of consent from the applicant's father, landowner, to the submission of the application forms part of the application documentation. I consider that the applicant, Stephen Poff, would qualify under this category.
- 8.1.5. I note that the Policy Objective also states that preference will be given to renovation/restoration/ alteration/extension of existing dwellings on the landholding before consideration to the construction of a new house. A farm landholding map was submitted with the application. The only other dwellings located within the landholding are those of the applicant's parents and brother. Therefore the application is in compliance with this part of the policy objective.
- 8.1.6. I note also that the Planner's Report indicates that the applicant is deemed to satisfy the Rural Settlement Policy. Overall, I consider that the applicant has demonstrated compliance with Policy Objective KCDP 5-14 of the County Development Plan 2022-2028, relating to rural housing policy.

8.2. Access and traffic impact

- 8.2.1. The key issue raised by the 3rd party appellant in their grounds of appeal is in relation to access and traffic impact. They state that the addition of another dwelling would constitute over intensification of the existing access road. They also consider that there are inadequate sightlines at the junction with the public road in both directions and identify the amalgamation of three entrances as a safety concern. They further add that any removal of existing hedgerow to facilitate sightlines would affect its ecological value.
- 8.2.2. The applicant, in their response to the grounds of appeal, has enclosed a report on sightlines at this location. They also observe that, with regard to the junction of the private road with the L4036, the speed limit is presently 80kph, but under the new changes, all local roads should have a speed limit of 60kph and that there has never been an accident at this junction.

- 8.2.3. The Planner's Report identified no traffic issues/concerns in relation to the proposals. There is no report on file from the Local Authority's Roads Department or Area Engineer.
- 8.2.4. The entrance to the proposed dwelling would be taken from an existing private laneway, which also serves the existing dwelling to the east and wider farmlands. The junction of the laneway and L4036 local road is c. 200m to the north of the application site. The entrance from the L4036 to the laneway is c. 8m wide. There is an existing field entrance on to the laneway, on the eastern side of the entrance. Directly adjacent to the west is the entrance to the applicant's parent's house. There is also an existing entrance further west, to the farmyard. This entrance was overgrown on the date of my site visit but is indicated as an existing entrance on the submitted plans and I have assessed it as such. I note that there is a second access to the farmyard, to the rear of the family dwelling, via the laneway to the south.
- 8.2.5. Section 1.5.10.5 of the Development Management Standards and Guidelines (Volume 6 of the Development Plan) states that planning applications must demonstrate safe vehicular access to and from the proposed dwelling, in terms of visibility from the proposed entrance.
- 8.2.6. The drawings submitted with the application did not indicate the available sightlines at the junction of the laneway with the public road. The applicant has however submitted a 'Road Junction Layout' plan with their response to the appeal. This drawing indicates that sightlines of 150m to the right and 73m to the left are available from the existing laneway entrance, setback 2.4m from the public road carriageway. The speed limit of the local road is 60kph, having regard to speed limit signs in place on the date of my site visit. As per Transport Infrastructure Ireland DN-GEO-03031, the required stopping sight distance is determined by the design speed of the road. The desirable minimum stopping sight distance according to DN-GEO-03031 is 120m for a design speed of 120kph or 90m for a design speed of 60kph. The sightline to the right would be compliant in either case. In respect of the sightline to the west, of 73m, the applicant's response to the appeal observes that, due to the bend on the road to the west of the entrance, ambient speeds would be reduced. It is also relevant to note that the entrance to the laneway is existing, that it serves a limited number of users (the applicant's family, family business and adjacent landowners) and that one of the applicants is resident in the family home and

vehicular trips generated by them can be factored into the existing baseline. Taking these factors into account, I consider that the existing access from the L4036 is adequate to serve the proposed development, in accordance with Section 1.5.10.5 of the Development Management Standards and Guidelines (Volume 6 of the Development Plan).

8.3. Impact on adjoining residential amenity

- 8.3.1. The Appellant, in their submission to the Planning Authority at application stage, raised concerns regarding overlooking of their property and an invasion of their privacy due to the proposed development.
- 8.3.2. The Applicant, in their response to the appeal grounds, states that the proposed house is located 7.278m lower than the Appellant's house and is 174.45m away from that house, therefore, overlooking and residential amenity will not be an issue.
- 8.3.3. The Planner's Report identified no negative impacts on neighbouring residential amenities.
- 8.3.4. The separation distance between the Appellant's dwelling and the proposed dwelling would be c. 170 metres. The other existing dwellings to the north would be a minimum of 120m distance from the proposed dwelling, while the existing dwelling to the east would be at least 40m distance from same. Ground levels slope down gradually between the dwellings to the north and the application site and there is some intermittent screening provided by the existing hedgerow which lines the laneway. The proposed dwelling is single storey in height, with no windows at roof level facing north. Having regard to these factors, particularly the separation distance to the nearest surrounding dwellings, I do not consider that the proposed development would result in a material impact on the residential amenity of existing adjoining occupiers.

9.0 AA Screening

- 9.1. 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 Site, in view of the conservation objectives of the sites and is therefore excluded from further consideration. Appropriate Assessment is not required.

9.2. This determination is based on:

- The relatively minor scale of the development and lack of impact mechanisms that could significantly affect a European Site.
- The separation distance to the nearest European Sites and lack of hydrological or other pathways.
- The qualifying interests of the above identified European Sites.
- Taking into account the screening determination of the planning authority.

10.0 Water Framework Directive

10.1. An assessment of the proposed development has been undertaken with regard to the objectives set out in Article 4 of the EU Water Framework Directive.

10.2. Having considered the nature, scale, and location of the proposed development, it is concluded that the proposal will not result in any risk of deterioration in the status of any water body, including surface waters (rivers and lakes), groundwater, transitional waters, or coastal waters. This applies to both qualitative and quantitative status, and in respect of temporary and permanent effects. In addition, the proposed development will not adversely affect the achievement of established environmental objectives, including the protection, maintenance, and improvement of water body status, as required under the Directive.

10.3. Accordingly, the proposed development is considered to be compliant with the requirements of Article 4.

11.0 Recommendation

11.1. I recommend that permission is granted.

12.0 Reasons and Considerations

Having regard to the provisions of the Kerry County Development Plan 2022-2028, particularly KCDP 5-14 Rural Areas Under Significant Urban Influence, to the

location of the site within the landscape designation 'Rural General', to the pattern of development in the area and to the nature, scale and design of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual or residential amenities of the area and would be acceptable in terms of traffic safety, convenience and public health. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area. █

13.0 Conditions

1. The proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the Planning Authority on the 18th May 2026 and by An Coimisiún Pleanála on the 28th July 2026, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. (a) The proposed dwelling, when completed, shall be first occupied as a place of permanent residence by the applicants, members of the applicant's immediate family or their heirs, and shall remain so occupied for a period of at least seven years thereafter [unless consent is granted by the planning authority for its occupation by other persons who belong to the same category of housing need as the applicant]. Prior to commencement of development, the applicant shall enter into a written agreement with the planning authority under section 47 of the Planning and Development Act, 2000 to this effect.
(b) Within two months of the occupation of the proposed dwelling, the applicant shall submit to the planning authority a written statement of confirmation of the first occupation of the dwelling in accordance with paragraph (a) and the date of such occupation.

This condition shall not affect the sale of the dwelling by a mortgagee in possession or the occupation of the dwelling by any person deriving title from such a sale.

Reason: To ensure that the proposed house is used to meet the applicant's stated housing needs and that development in this rural area is appropriately restricted, to meeting essential local need, in the interest of the proper planning and sustainable development of the area.

3. (a) The wastewater treatment system hereby permitted shall be installed in accordance with the recommendations included within the site characterisation report submitted with this application and shall be in accordance with the standards set out in the document entitled "Code of Practice - Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10)" – Environmental Protection Agency, 2021.

(b) Treated effluent from the wastewater treatment system shall be discharged to a polishing filter which shall be provided in accordance with the standards set out in the document entitled "Code of Practice - Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10)" – Environmental Protection Agency, 2021.

(c) Within three months of the first occupation of the dwelling, the developer shall submit a report to the planning authority from a suitably qualified person (with professional indemnity insurance) certifying that the wastewater treatment system and associated works is constructed and operating in accordance with the standards set out in the Environmental Protection Agency document referred to above.

Reason: In the interest of public health and to prevent water pollution.

4. Prior to the commencement of development, the developer shall enter into a Connection Agreement with Uisce Éireann (Irish Water) to provide for a service connection to the public water supply.

Reason: In the interest of public health and to ensure adequate water facilities.

5. (a) All surface water generated within the site boundaries shall be collected and disposed of within the curtilage of the site. No surface water from roofs, paved areas or otherwise shall discharge onto the laneway or adjoining properties.
- (b) The access driveway to the proposed development shall be provided with adequately sized pipes or ducts to ensure that no interference will be caused to existing roadside or laneway drainage.

Reason: In the interest of traffic safety and to prevent flooding or pollution.

6. (a) The roof colour of the proposed house shall be blue-black, black, dark brown or dark-grey. The colour of the ridge tile shall be the same as the colour of the roof.
- (b) The external walls shall be finished in neutral colours such as grey or off-white.
- (c) Stone work to the external walls shall be of natural stone which shall be sourced locally.

Reason: In the interest of visual amenity.

7. The finished floor level of the dwelling shall be in accordance with the Site Section Drawing received by the Planning Authority on 02/12/2025.

Reason: To integrate the structure into the surrounding area.

8. The site shall be landscaped, using only indigenous deciduous trees and hedging species, in accordance with the landscaping layout drawing (drawing no. 03) received by the Planning Authority on the 2nd December 2025. The landscaping shall be carried out within the first planting season following commencement of construction of the proposed dwelling.

Any plants, trees or hedging which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In order to assimilate the development into the surrounding rural landscape, in the interest of visual 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: To safeguard the amenity of property in the vicinity.

10. 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 the commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.

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

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.

Suzanne White
Senior Planning Inspector

29th September 2026

Appendix 1: Form 1 EIA Pre-Screening

Case Reference	PL-501645-KY-26
Proposed Development Summary	To construct a single storey dwelling served with mechanical aeration unit and polishing filter, and ancillary site works associated with same.
Development Address	Dromin, Dromin East, Kilorglin, 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)	Class 10(b)(i) Infrastructure projects. Threshold: construction of more than 500 dwelling units.

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 ☐	
No ☒	Pre-screening determination conclusion remains as above (Q1 to Q3)

Inspector: Suzanne White

Date: 29/09/2026

Appendix 2: Form 2 - EIA Preliminary Examination

Case Reference	PL-501645-KY-26
Proposed Development Summary	To construct a single storey dwelling served with mechanical aeration unit and polishing filter, and ancillary site works associated with same.
Development Address	Dromin, Dromin East, Kilorglin, 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).	The c.0.31ha greenfield site is located in a rural area, on a private laneway which serves one other existing dwelling. There are other single rural dwellings within 200m to the north along the public road. The proposed development would therefore not be exceptional in the context of the existing environment in terms of its nature. The development would not result in the production of any significant waste, emissions or pollutants due to the nature of the proposed uses. The development has a modest footprint, comes forward as a standalone project, does not require demolition works, does not require the use of substantial natural resources, or give rise to significant risk of pollution or nuisance. The development, by virtue of its type, does not pose a risk of major accident and/or disaster, or is vulnerable to climate change. It presents no risks 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, 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).	The development is situated in a rural area on improved agricultural land which is abundant in the area. The development is removed from sensitive natural habitats, centres of population and designated sites and landscapes of identified significance in the County Development Plan. 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.
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 modest nature of the proposed development, its location removed from sensitive habitats/features, likely limited magnitude and spatial extent of effects, and absence of 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 effects on the environment.	EIA is not required.

Inspector: Suzanne White

Date: 29/09/2026