

File With _____

SECTION 131 FORM

Appeal NO: ACP 323171

Defer Re O/H

Having considered the contents of the submission dated/ received 23-09-25
from

Dairbhí O'Fionnghaill recommend that section 131 of the Planning and Development Act, 2000
be not invoked at this stage for the following reason(s): No new plan

issues
3/10/21

E.O.: [Signature]

Date: _____

For further consideration by SEO/SAO

Section 131 not to be invoked at this stage.

Section 131 to be invoked – allow 2/4 weeks for reply.

S.E.O.: _____

Date: _____

S.A.O.: _____

Date: _____

M _____

Please prepare BP _____ - Section 131 notice enclosing a copy of the attached submission

to: _____ Task No: _____

Allow 2/3/4weeks – BP _____

EO: _____

Date: _____

AA: _____

Date: _____

File With _____

CORRESPONDENCE FORM

Appeal No: ACP 32371

M McDonnell

Please treat correspondence received on 23-09-25 as follows:

1. Update database with new agent for Applicant/Appellant _____	1. RETURN TO SENDER with BP _____
2. Acknowledge with BP <u>23</u>	2. Keep Envelope: <input type="checkbox"/>
3. Keep copy of Commission's Letter <input type="checkbox"/>	3. Keep Copy of Commission's letter <input type="checkbox"/>

Amendments/Comments
<u>Dairhi O'Fionnghaill response to S131</u>

4. Attach to file (a) R/S <input type="checkbox"/> (d) Screening <input type="checkbox"/> (b) GIS Processing <input type="checkbox"/> (e) Inspectorate <input type="checkbox"/> (c) Processing <input type="checkbox"/>	RETURN TO EO <input checked="" type="checkbox"/> <u>James Sweeney</u>
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Plans Date Stamped <input type="checkbox"/>	Date Stamped Filled in <input type="checkbox"/>
EO: <u>W. Cleary</u>	AA: <u>[Signature]</u>
Date: <u>24-09-25</u>	Date: <u>25/9/25</u>

Uta Lisa

Ronan Megannety

From: Dave Fennell <longboardireland@gmail.com>
Sent: Tuesday 23 September 2025 20:13
To: Appeals2
Subject: Case number ACP-323171-25. Planning number - 2460322
Attachments: original objection.pdf

Caution: This is an **External Email** and may have malicious content. Please take care when clicking links or opening attachments. When in doubt, contact the ICT Helpdesk.

Dear Sir\Madam

I refer to do above appeal in relation to an Tourism/Leisure Park in Reenroe, Emaghlamore, Ballinskelligs, Co Kerry.

Please note my continued objection to this development.

Nothing in the appeal documents changes the development. Please note the appeal continues to refer to the development as a hotel when in fact it will be self catering apartments and holiday homes.

This development will offer nothing in the way of facilities for the local community, it will be a gated\access controlled community for owners\residents only.

A project of this magnitude should be scaled down to better fit the character and capacity of our community. A hotel and restaurant which would attract a sustainable level of tourism and provide amenities for the local area would be a more agreeable outcome.

Regards

Daithi O'Fionnghail
An tSosadh
Ballinskelligs

Submission Details

Submitter

Name	Daithi O'Fionnghaill
Address	An tSosadh Ballinskelligs Kerry V23 PC60
Note	

In relation to application

File Number	2460322
Name	Holiday Park Ltd. Rínn Rua
Address	Reenroe Emlaghmore West Ballinskelligs, Co. Kerry

RECEIVED: 20/06/2024

Kerry Planning Authority - Inspection Purposes Only!

Planning Reference	2460322
Proposed Development	<p>DEVELOPMENT AT A 22.6HA SITE AT REENROE, EMLAGHMORE WEST, BALLINSKELLIGS, CO. KERRY. THE DEVELOPMENT WILL CONSIST OF AN INTEGRATED TOURISM/ LEISURE PARK FIRST COMPRISING OF THE PARTIAL DEMOLITION, EXTENSION AND REDEVELOPMENT OF THE EXISTING DERELICT HOTEL, TO INCLUDE; 4 NO. SELF-CATERING STUDIO APARTMENTS; 3 NO. ONE BED SELF-CATERING APARTMENT; 15 NO. TWO BEDS SELF-CATERING APARTMENTS; A BAR; DINING ROOM; ROOFTOP RESTAURANT; SHOP; ESB SUBSTATION AND SWITCH ROOMS; STANDBY GENERATOR ROOM, AND BIN STORES. THE REMAINDER OF THE PROPOSED DEVELOPMENT WILL INCLUDE THE FOLLOWING: 6 NO. HOBBIT HUTS, 21 NO. GLAMPING PODS, 25 NO. HOLIDAY HOMES, 144 NO. MOBILE HOMES, 20 NO. CAMPERVAN STANDS, 0.8HA TENT CAMPING AREA, WASHROOM AND TOILET FACILITIES 58M2, MAINTENANCE BUILDING 618M2, LEISURE COMPLEX (WITH A SWIMMING POOL) 1,339.5M2, SURF SHOP 191.7M2/CAFÉ 126.5M2, NATURAL PLAY AREA, CENTRAL PARK AREA, 151 NO. CAR PARKING SPACES, INCLUDING COACH PARKING, 40 NO. BICYCLE SPACES, EV CHARGING POINTS, INTERNAL ROADS, FOOTPATHS, WASTE STORAGE AREAS, WIDENING OF BEACH ACCESS ROAD TO 6M FOR TWO-WAY TRAFFIC INCLUDING A PEDESTRIAN/CYCLE PATHWAY, UPGRADING OF EXISTING CLIFF WALK, NEW ACCESS ROAD AND SERVICES LINES TO TWO NEIGHBOURING DWELLINGS TO THE SOUTHWEST OF THE DEVELOPMENT SITE, NEW WASTEWATER TREATMENT SYSTEM WITH CLEAR WATER PUMP STATION AND UV SYSTEM, DRAINAGE AND PERCOLATION AREAS, 2 NO. STANDBY GENERATORS, WATER SERVICES AND LANDSCAPING</p>

Dear Sir\Madam

Please note my objection to the above application for a Leisure Park overlooking Reenroe strand, in its current form.

I attended a community meeting with the developers in June 2023 where they laid out their plans to the local community for a hotel based complex. However, the submitted application does not include a hotel. The application now, is to redevelop the hotel ruins into (privately owned) self-catering apartments and holiday homes as clearly stated in their planning document – Chapter 4 Population and Human Health.

When you further include the proposed mobile homes, motorhome pitches, camping pitches, glamping pods, hobbit huts, car park, coach parking etc etc the scale of this proposed development is excessively large and incompatible with the existing character and services in the area. This development will offer nothing in the way of facilities for the local community, it will be a gated\access controlled community for owners\residents only. Its worth noting that the potential population of the development is approximately 1000 people, the same size as Cahersiveen. Effectively this is a small town being created in a rural area already struggling to provide vital public services eg GP care. water supply etc . Ballinskelligs is a

Gaeltacht and an influx of so many extra people could contribute to further erosion of the language. There is no mention of any remedial actions in this regard in the application.

Ballinskelligs Bay is renowned for its scenic beauty and serenity, is a Special Area of Conservation and a National Heritage Area. This development threatens to overshadow the area's visual amenities, replacing them with structures that are way out of proportion and inconsistent with our area's charm. It should be noted that this area of the coast is also part of Ireland's Marine National Park.

The inevitable huge increase in traffic on a road system already under strain and encouraging coaches and large motor homes is not sustainable. As a specific example Barrys Cross and Reenroe junctions are the likely routes which will be taken by traffic heading or coming from Cahersiveen. These junctions are already dangerous and the road between them is a narrow quiet residential country lane.

A project of this magnitude should be scaled down to better fit the character and capacity of our community. A hotel and restaurant which would attract a sustainable level of tourism and provide amenities for the local area would be a more agreeable outcome.

Regards

Daithi O'Fionnghail
An tSosadh
Ballinskelligs

[REDACTED]

[REDACTED]

Kerry Planning Authority - Inspection Purposes Only!