

File With _____

SECTION 131 FORM

Appeal NO: ACP 323171

Defer Re O/H

Having considered the contents of the submission dated/ received 22-09-25 from

Helen Richmond I recommend that section 131 of the Planning and Development Act, 2000 be/not be invoked at this stage for the following reason(s): No new planning issues

E.O.: Risa O

Date: 3/10/25

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 323171

Ms McDonnell

Please treat correspondence received on 22-09-25 by e-mail as follows:

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

invited party response to S131 notice.

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>J. Sweeney</u>
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	Plans Date Stamped <input type="checkbox"/>
	Date Stamp Filled in <input type="checkbox"/>
EO: <u>Liz Clarke</u>	AA: <u>[Signature]</u>
Date: <u>23-09-25</u>	Date: <u>25/9/25</u>

Karen Byrne

323171

From: Helen Richmond <helen.richmond.artist@gmail.com>
Sent: Monday 22 September 2025 11:42
To: Appeals2

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.

Objections by
Helen Richmond
Oghermong
Cahersiveen
Co Kerry
V23CD98
0879420421

to planning application for Rinn Roe by Rinn
Rua Holiday Park LTD
Planning Authority Reference no 2460322
Case no ACP-323171-25

I wish to strenuously object to this development on
the following grounds

- 1 There is a local heronry in the area which will be disturbed by all the associated noise of construction and ground works
- 2 Local birds and wildlife will be disturbed stressed and traumatised by the development as will many of us local beach walkers.
- 3 On the grounds of mental health, this lovely wild area is crucial to the weekly maintenance of my mental and physical health and that of my community it is a huge asset to the community presently because it is uncommercialised
- 4 The proposed development is in a Gaeltacht area and there is no plan integrated into the tourist offering for the promotion of

the language or plan for the prevention of further erosion of the language in the application. Just meaningless platitudes at the bottom of page 8

5 The nature of the beach is too fragile to take increased footfall, the rate of erosion has already increased noticeably since the addition of the new ramp entrance by Kerry Coco to the beach which has changed wave patterns all along the beach.

This is local haptic knowledge experienced by me as a regular beach walker and swimmer of over 35 yrs

6 A widened approach road would ruin the visual appearance of the approach to the beach and harm the overall enjoyment of the amenity by independent locals and visitors, unspoilt beaches like Rínn Rua are increasingly rare. More and more tourists will pay premium rates to visit south Kerry because of such uncommercialised beaches. In Western Australia no development is allowed along the coast it all has to be set back to retain the amenity value.

Social and affordable housing would benefit far more locals than this development which does nothing to address the housing crisis, and will only lead to a scattering of part time low pay cleaning jobs

7 This development is purely opportunistic, not well thought out and risks becoming a new eyesore to replace the old one. 144 mobile homes risk becoming a horrible shantytown after a few winters of wild Atlantic storms. But perhaps the real motivation behind this application is to create a development which after the first few years would change its use to becoming yet another direct provision accommodation centre? Is this Kerry's vision of sustainable development? Being actively involved in welcoming our new residents I know that a DP centre in that location would not

make any sense for Asylum seekers who need pedestrian access to local services, chemists, post offices, doctors etc.

8 Antisocial behaviour & health and safety

The bar is a terrible idea and will lead to an overspill of antisocial behaviour on the beach with the potential of bonfires drinking and drug parties and associated detritus making the whole area a health and safety hazard for human, animal and other traffic. Who will be responsible for keeping the beach clean, at the moment Beag the Ballinskelligs environmental group of volunteers regularly cleans the beach but cannot be expected to deal with extra traffic from a private development? Will staff be employed regularly to clean a beach which their employers do not own? Or will the co council take responsibility for granting permission for this development and preform regular beach cleans?

9 There are already many other struggling restaurants, bnbs, guesthouses and hotels in South Kerry who will not welcome a new corporate non local entrant to the market.

10 Camper vans can already park in small sustainable numbers at Rínn Rua beach. Increasing the numbers will not enhance the delicate relationship of locals, dog walkers anglers and tourists sharing the beach space.

11 The talk of this development being a green development is laughable, where is the energy to run the facility going to come from? Digging up the area and putting more concrete and walkways can never be disguised as friendly to wildlife no matter what expert is being paid to lie and say it is.

Observations

1. Where will the majority of the profits go? How can we be sure they will stay in South Kerry? It is my opinion we are to be used yet again as a money making machine for North Kerry or perhaps international interests. Where is the money for this development coming from?

2. Opening a surf shop will only be a part-time business. Having a community operated part-time Sea shop in Ballinskelligs is a much better idea and would really boost the village in summer. As it stands this development poses a threat to the community of Ballinskelligs skimming off any profits that the local bar or café might make from visitors to the greater Ballinskelligs area. People can eat in Ballinskelligs then visit Rínn Rúa

3. Where will the profits go? How can we be sure they will stay in South Kerry? It is my opinion we are to be used yet again as a money making machine for North Kerry or perhaps international interests. Where is the capital raised for this development coming from?

4. How will the development be cleaned? What will the average length of stay be? Will it be cleaned using only environmentally friendly cleaning products? Where will the grey water end up and how will the chemicals from it be removed? How will the grounds be maintained and walkways be kept open? Will commercial weed killers be used?

5. Where will the waste water from the swimming pool go and how will it be treated? I am not convinced by the proposed new ponds, have they been tested? Has the Lixsnaw development been monitored independently since its approval?

6. Will the waste water emitted from the development be suitable for being recycled as drinking water for guests? If not why not? If it is

not good enough for guests I would argue that it should not be allowed to leach into an adjoining SAC. We need to treat non-human life with the same respect traditionally reserved for humans, otherwise our species will not be around for much longer.

It seems to me that this development would merely take from Peter-(out of local hands) to pay Paul-(big business) at the price of our irreplaceable natural environment.

The concept of this development is outdated a relic of 20th century notions of progress and modernity presented under a scanty costume of sustainability. I am local socially engaged artist who has lived, taught and practiced in the area for 35 years with maternal roots in the county.

Sincerely

Helen Richmond