

File With _____

SECTION 131 FORM

Appeal NO: ACP 323171

Defer Re O/H

Having considered the contents of the submission dated/ received 19-09-25
from

Lyn Fellows 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.: Ruse

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 323141

M _____

Please treat correspondence received on 19/9/25 Reg Post as follows:

<p>1. Update database with new agent for Applicant/Appellant _____</p> <p>2. Acknowledge with BP 20 <u>23</u></p> <p>3. Keep copy of Commission's Letter <input type="checkbox"/></p>	<p>1. RETURN TO SENDER with BP _____</p> <p>2. Keep Envelope: <input type="checkbox"/></p> <p>3. Keep Copy of Commission's letter <input type="checkbox"/></p>
--	--

<p>Amendments/Comments</p> <p><i>Lyn follows response to S131</i></p>

<p>4. Attach to file</p> <p>(a) R/S <input type="checkbox"/> (d) Screening <input type="checkbox"/></p> <p>(b) GIS Processing <input type="checkbox"/> (e) Inspectorate <input type="checkbox"/></p> <p>(c) Processing <input type="checkbox"/></p>	<p>RETURN TO EO <input checked="" type="checkbox"/></p> <p><i>James Sweeney</i></p>
--	---

<p>EO: <i>Rosa O</i></p> <p>Date: <u>19/9/25</u></p>	<p>Plans Date Stamped <input type="checkbox"/></p> <p>Date Stamped Filled in <input type="checkbox"/></p> <p>AA: <i>SD</i></p> <p>Date: <u>22/9/25</u></p>
--	--

FROM

LYN FELLOWES
2, EMLAGHMORE WEST
BAILE AN SCEILG
CO.KERRY
V23WV72

0872791378

TO
AN COIMISIÚN PLEANÁLA
64, MARLBOROUGH STREET
DUBLIN 1

AN COIMISIÚN PLEANÁLA	
LDG-	_____
ACP-	_____
19 SEP 2025	
Fee: €	_____ Type: _____
Time: 9:15	By: Reg Post

Se

REF.CO/21513

RE: FIRST PARTY APPEAL ON KERRY COUNTY COUNCIL'S PLANNING DECISION IN
RELATION TO PLANNING REFERENCE 24/60322

OBSERVATIONS

APPEAL POINT 1 VISUAL IMPACT

The planned provision of 216 accommodation units plus 0.8ha camping area and public areas, maintenance buildings and storage areas must necessarily impose a disruptive visual impact on a rural and agricultural area . Currently the approach to Reenroe shore is framed by fields and grazed land, typical features of the existing coastline of Ballinskelligs Bay. Planted hedgerows and vegetation areas cannot screen a development of this scale or the associated increase in private and public vehicles on the approach road.

APPEAL POINT 2 WASTEWATER

Despite the best attempts of the developer to create a sustainable waste water system of reed ponds, which may be effective during the summer months, the winter storms and flooding that occur every year will quickly alter the nature of the wetland area proposed. The flooding is a regular and natural feature and actually benefits the grassland with deposits of minerals, scattering of seaweed , but may have a negative effect on the deposits of waste in the filtered areas, bringing unwanted matter to the surface.

This pollution would enter the sea, taint the shore and do great damage to the balance of marine life by contaminating the Bay as a whole.

APPEAL POINT 3 WATER SUPPLY

The public water supply every summer during the Holiday season deteriorates. Pressure is low and the water quality very poor. This has been addressed over the years by Uisce Eireann but the problem remains. The provision of an independent water storage system as proposed would require considerable storage tanks and a pumping system to supply the needs of over 1,000 visitors during the holiday period of summer.

APPEAL POINT 4 ECOLOGY

This is a Gold Tier Dark Sky Reserve—the only one in the Northern Hemisphere.

The scale of the proposal is large enough to seriously effect this status as it will prevent a clear view of the Night Sky. Despite the inclusion of shaded public lighting there will obviously be spilled light from the accommodation of a possible 250 units, including camping tents; traffic to and from the site and along the roads in general. Every light at night here makes a difference and affects birds, bats, owls, small mammals and us, human beings

Reenroe Strand is not a traditional sandy beach. The shore is stony and subject to tidal change which results in periodical exposure of ancient slabs of turf and the emergence of 4,000 year old tree stumps of alder. It is popular with surf boarders and shore fishermen. Most importantly it is a valued area by locals and visitors who enjoy its solitude and peace. It is part of life here to make time during the day for a quiet walk to Ferry the unspoilt length of the shore. The invasion of a Holiday Resort as described would seriously affect the well being and enjoyment of all who visit this place and value its solitude and space.

Ballinskelligs Bay and the Inny Estuary and some terrestrial areas are part of a Special Area of Conservation, extending from Horse Island at the Western end round to Rineen Point on its South Eastern side. The priority of this designated area is to protect the marine and avian life, the environment and the natural heritage, allowing for sustainable development. This area includes breeding ground for the Chough on Reen cliffs and Horse Island, which also has a small breeding seal colony. Any construction or development affects the Bay as a whole, Reenroe is part of this protection, not an isolated exception to the principal of conservation. The proposed development is by its nature and scale destructive to the health of the Bay.

SUBMISSION

Ballinskelligs is not a derelict area that would benefit from large scale development. It is a close Community with its own energy and culture that welcomes visitors and tourists from all over the world. There is an internationally renowned Art Centre, a well equipped Gym, Seine boat Rowing clubs, sea swimming groups, Kayak hire and a surf school. There are two Pubs where good food, traditional music and general community activities are much enjoyed by locals and visitors together. Irish Language Courses at all levels are available as well as social events conducted in the Irish Language.

Ballinskelligs has a Blue Flag Beach with ample car parking, a children's playground and a popular beach cafe open year round for food and traditional music.

CONCLUSION

I therefore submit that the proposed development would add nothing to the area but would by its scale and intrusion be destructive to the quality of life enjoyed by the local population of all ages as well as the many visitors who love it as it is.

SIGNED BY MY HAND



LYN FELLOWES

18th SEPTEMBER 2025

