

File With _____

SECTION 131 FORM

Appeal NO: ACP 323171

Defer Re O/H

Having considered the contents of the submission dated/ received 26-09-25
from

Michael Farren 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

Issue
E.O.: [Signature] Date: 3/10/21

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 328171-25

M _____

Please treat correspondence received on 26/9/25 - email 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

Michael Ranner Resp

4. Attach to file

- (a) R/S
- (b) GIS Processing
- (c) Processing
- (d) Screening
- (e) Inspectorate

RETURN TO EO

	Plans Date Stamped <input type="checkbox"/>
	Date Stamped Filled in <input type="checkbox"/>
EO: <u>Ruse J</u>	AA: <u>[Signature]</u>
Date: <u>26/9/25</u>	Date: <u>29/9/25</u>

Cathy Carleton

From: communications
Sent: Friday 26 September 2025 15:29
To: Appeals2
Subject: FW: Case Number ACP-323171-25, P/A Ref Number 2460322

Follow Up Flag: Follow up
Flag Status: Flagged

From: Dermot Farren <donegal4ever@gmail.com>
Sent: Friday, September 26, 2025 3:18 PM
To: communications <communications@pleanala.ie>
Subject: Case Number ACP-323171-25, P/A Ref Number 2460322

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,

Thank you for giving me the opportunity to add to the above planning application/refusal by Kerry Co Co.

First may I state that all my observation and opinions are mine and not from any other second or third party.

I agree with Kerry Co Co's refusal to grant planning permission for this Development on the four reasons stated and I would like to add to this.

The appeal submitted by MWP has more vague information than concrete facts/proposals on addressing the refusal issues stated by Kerry Co Co.

The aerial image in figure 2 Outlined in Red and Blue is wrong as it does not include the WWTP area to the east of the main development which is wet/peatland and has the Emlaghmore river running through it and is virtually at sea level and gets inundated by the sea at its lower end during winter months due to rainfall and high tides.

The Derelict hotel closed in the mid eighties and not in the early nineties. The developers state that they have expertise in tourism,

I would refute this statement as they only have a caravan park in Banna, Ardfer, Co Kerry which is their address stated at the front

of the appeal and in my opinion is what the primary purpose of this Development is for.

Their public meeting was a P.R exercise stating that the Hotel/Leisure centre/swimming pool would be accessible to the public, Local community. There is not going to be a hotel, the proposal is to change the use of the hotel to self catering apartments and extend it vertically and horizontally to three times the size that it is at present with parking spaces.

The Caravan park in Banna is private and the public are not allowed into the park. None of the plans state conclusively where the swimming pool is located or if it will be built at all.

MWP stated that they had a meeting with a member of Comhchoiste Ghaeltach Uibh Rathaigh with regard promoting the Irish language/heritage in the area. Again I would question this because CGUR are a committee based organisation and one member cannot speak for everyone in the committee or the local Irish speaking community.

This Development contravenes the below policies.

5.1.1 National Planning Framework.

5.1.2 Rural Development Policy.2021-2025.
Policy Measure 32,33,89
5.2 .1 Regional Policy
5.3.1, Kerry County Development Plan 2022-2028
KCPD 10-1,10-2,10-3,10-6.

In my opinion this is not a sustainable development stated in the above policies for the local community due to the fact of its size,location and pressure on the local Environment and services and MWP have not addressed the issues satisfactorily by using vague language for things that cannot be fully explained and green washed the parts that are of most concern regarding the Environmental impact of such a development on a prominent shoreline site in such a scenic and pristine part of the Kerry Coast.

In my opinion this Development will not bring sustainable Tourism or Employment to the local community as it will be closed for 7-8 months of the year and the job opportunities will be minimal and will be minimum wage employment.

MWP stated that the direct hotel is an eyesore on the local landscape and all that will happen if planning is granted is replacing one eyesore with and even bigger eyesore on the landscape that can never be removed.

Thank you for giving me the opportunity to air my concerns.

Kind Regards
Michael Farren
Roan Cottage
Reenroe
Ballinskelligs
Cahersiveen
Co Kerry
V23TP29