

File With _____

SECTION 131 FORM

Appeal NO: ACP 323141

Defer Re O/H

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

from

N. Spain

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 323 171-25

M _____

Please treat correspondence received on 26/9/25 as follows:

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

Amendments/Comments
<u>Nicola Spun Response</u>
<u>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"/>
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	Plans Date Stamped <input type="checkbox"/>
	Date Stamped Filled in <input type="checkbox"/>
EO: <u>Rise</u>	AA: <u>[Signature]</u>
Date: <u>26/9/25</u>	Date: <u>26/9/25</u>

Formaoil
An tImleach Mór
Baile an Sceilg
Co Chiarraí

An Coimisiún Pleanála
64 Sráid Maoilbhríde
Baile Átha Cliath 1

25/09/2025

AN COIMISIÚN PLEANÁLA	
LDG-	_____
ACP-	_____
26 SEP 2025	
Fee: €	_____ Type: _____
Time: 8:15	By: <i>Paul</i>

Re: Case Number ACP-323171-25
First Party Appeal on Kerry County Council's planning decision in relation to planning Ref.
24/60322

To whom it may concern,

Regarding the appeal, from Rinn Rua Holiday Park Ltd., of the planning refusal for their development at An Rinn Rua, the basis for their appeal seems to be "we disagree, our application should have been approved." My concerns regarding the development remain unchanged (copy of original submission enclosed).

The following is copied Kerry County Council's development plan:

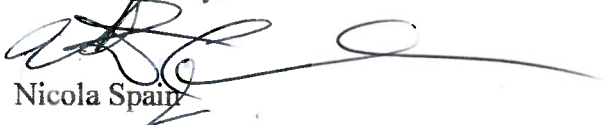
Holiday/Second Home

It is an objective of the Council to:

KCDP 5-23 Ensure that holiday / second homes shall be located in established settlements in towns or villages and not in the rural landscape.

That what is essentially a planning application for in excess of 200 holiday homes in the rural landscape can even be considered is farcical.

Yours faithfully,


Nicola Spain

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Kerry County Council
Rathass
Tralee
Co. Kerry

26/06/2024

To Whom it May Concern,

I wish to object to the following proposed development

File Number: 2460322

Applicant Name: Rinn Rua Holiday Park Ltd.

Development Description: DEVELOPMENT AT A 22.6HA SITE AT REENROE, EMLAGHMORE WEST, BALLINSKELLIGS, CO. KERRY

Applicant Address: Reenroe, Emlaghmore West, Ballinskelligs, Co Kerry

In their own supporting documentation accompanying the planning application they state that "according to the Kerry County Development Plan 2022-2028 additional holiday homes/second homes will not be permitted in rural areas and will only be permitted in and adjacent to existing towns, villages and small village settlements and must be in keeping with the available infrastructure and services and scale of existing settlement." The proposed development includes 25 holiday homes, in addition to 144 mobile homes (which are holiday homes), plus apartments, plus glamping pods, plus Hobbit Holes, plus camping and camper/ caravan facilities. The location is in a rural area, it is not in, nor is it adjacent to any existing settlements and it is completely out of keeping with the available infrastructure, services and scale of existing settlements. If the Planning Authorities are, as stated on the Kerry County Council website, "only concerned with issues relevant to the proper planning and sustainable development of the area" - on these grounds alone the application should be refused.

Also, the value of this site as a holiday park comes from it's location between two unspoilt beaches. These beaches are a great public amenity because they are unspoilt and not "developed". It is this resource that the developers aim to exploit and it is not a resource that is theirs to exploit. It belongs to the people of the area and visitors who come to enjoy unspoilt, undeveloped beaches and landscapes. The land they purchased does not include the beaches but the proposed development is intended to use them. While they won't be able to exclude local people or visitors from outside the holiday park from the beaches, a development of this size will completely alter these beaches, greatly diminish their value to the area and completely destroy a largely wild, unspoilt environment.

Should this development go ahead, the cost to the area will be huge with the complete destruction of a wild, unspoilt environment. And, by their own admission, in their supporting documentation, it will be for *possible slight or moderate* benefits to the area. Any employment created by this proposed development will be a small number of mainly low quality, low paid, unskilled jobs in a sector that is hugely susceptible to downturns in the economy. Construction jobs created will, again, as per their own documentation, go to established, experienced contractors, not to local people.

They also say in their supporting documentation that the visitors will follow the provision of accommodation but visitors come to this area for its unspoilt, natural beauty. While a development of the kind proposed, may attract visitors who want to stay in plastic mobile homes in concreted, tarmacadamed holiday parks, it will certainly drive significant numbers of other visitors away. Research conducted by the World Bank, published on the WEF's website, found that "For every dollar governments invested in protected areas and support for nature-based tourism...the economic rate of return was at least six times the original investment." For all the green washing in the application the development proposed will do the exact opposite of protecting an unspoilt area and supporting nature-based tourism.

Kerry County Council and the local people should be fully aware that the aim of this proposed development is **NOT** to benefit the local area, local people, or South West Kerry. The sole aim of this proposed development is to make money for the developers through the exploitation of the valuable resources of this beautiful, unspoilt area.

Yours faithfully,

Nicola Spain