

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

Reisin Ni Chionnphaoicidth recommend that section 131 of the Planning and Development Act, 2000
be not invoked at this stage for the following reason(s): No new planning use

E.O.: Rusa

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

M = McDonnell

Please treat correspondence received on 26-09-25 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

Roisin Ni Chionnpholaigh response to S.131

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>Liz Cleave</u>	AA: <u>DBW</u>
Date: <u>29-09-25</u>	Date: <u>30/9/25</u>

Cathy Carleton

From: roisin ni chionnfhaolaidh <rnichionnfhaolaidh@gmail.com>
Sent: Friday 26 September 2025 17:27
To: Appeals2
Subject: from Roisin Ni C
Attachments: Róisín Ní Chionnfhaolaidh.docx

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.

A Chara, please find attached a copy of my observation re file no 2460322
Róisín Ní Chionnfhaolaidh

Róisín Ní Chionnfhaolaidh
0871347709 rnichionnfhaolaidh@gmail.com Rinn Rua, Baile an Sceilg, Co. Chiarraí
26 September 2025

Planning Authority Reference Number 2460322
Case Number ACP-323171-25

A Chara, Thank you for your letter which I received on the 10.09.2025 and the opportunity to respond to the above mentioned appeal.

My name is Róisín Ní Chionnfhaolaidh. I live in Rinn Rua V23TP29, our house is directly behind this derelict hotel ruin.

I would like to outline my observations in the document submitted by Rínn Rua Holiday Park Limited Sir Roger's Caravan Park Banna Ardfert Co Kerry V92 WV83.

I noticed the agent's name Caoimhe O'Connet in previous applications it was O'Connor.

Below is the site notice where the applicant sought planning permission to create self catering apartments in the existing derelict ruined hotel building. This is different from the site notice on the first page of this appeal in the open letter and also in the introduction document written by MWP.



COMHAIRLE CONTA E CHIARRAÍ
KERRY COUNTY COUNCIL

Guthán | Tel 066 7183582 | Email plan@kerryoco.ie | Suíomh | Web www.kerryoco.ie



HQ/ED

02nd July, 2025.

Róisín Chionnfhaolaidh,
Rinn Rua,
Baile an Sceilg,
Co Chiarraí
V23TP29

Planning and Development Acts 2000 (as amended)
Planning Reg. No. 24/60322

A Chara,

I refer to previous correspondence received from you in relation to planning application submitted by *Rinn Rua Holiday Park Ltd.* for Permission for 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 Pds, 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, UV system and associated constructed integrated wetland, site drainage, 2 No. standby generators, water services and landscaping. The project includes all ancillary and associated works necessary to facilitate the development. An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) has been prepared in respect of the proposed development and accompanies this application at Reenroe, Emlaghmore West, Ballinskelligs, Co. Kerry.

As we continue the image of the boundary comes into question also as in Figure 2 on page 3. The outline of the development in red is greater than in the image; it now extends into the field on the righthand side in the below image. This is the location of where the so-called soak ponds are now placed for the sewage waste water treatment plant. I would like to point out that this field is at sea level, and why Kerry County Council and everyone else would be totally concerned about the risks involved in placing a treatment plant in such close proximity to land prone to flooding and Sea level Rise and storm surge flooding.

The developers suggest that rewetting of this will be a good idea. I would like to point out that this land owner drained this land in 2021 and altered it with drains and dug out the river to the beach, images of which were sent and received by the Environment section in Kerry Co.Council. images of this work taking place can be viewed in my first objection. This waste water according to them would be pristine, clean and suitable for release into the bog and pose no threat to the local environment. How can they guarantee they will extract chemicals and hormones and toxins from this water? Ballinskelligs bay is at a tipping point due to an inadequate sewage system for the existing population.

In no 3. The planning history of the developer suggests the hotel closed in the 90S indeed this is also incorrect and it has been lying empty since the 80's, and its closure was due to it no longer being a viable entity.

The redevelopment of this site was pitched to locals in a one day only event where a marketing team presented images of idyllic green coloured fields and matchbox size images of the mobile home in an aerial plan. The emphasis was placed on opening a hotel and locals would have access. This notion played on the nostalgia of the locals as they had fond memories of the original premises that was a small family owned business. These plans don't have a hotel on this site rather huge blocks containing self catering apartments. The developer maintained that the majority of those who attended this meeting were in favor of this development; this is untrue and is another sweeping statement. Over 50 objections were sent to Kerry County council about all aspects of these plans.

This appeal letter continues to mention the hotel at every chance. To my mind it is patronising word play, they go on to suggest that the developer listened to the locals and decided to include a swimming pool for them. I don't recall any mention of access for locals to these facilities in the plans. To my memory the plans also did not include any images of this so-called leisure centre.

The document goes on to say a member of Comh Choiste Gaeltacht Uíbh Rathach is in favour of this development, and that it could be of benefit in promoting the Irish language. This is the opinion of one person that I would like to question how? In what way. The huge file that this developer submitted barely acknowledged the Irish language or the Gaeltacht. The influx of 1200 people to the area would completely overwhelm the native population.

Sustainable ??? It also bandies about the word sustainable alot. How and in what way is this development sustainable?. Imported temporary dwellings and large mobile homes exposed to the elements on an eroding cliff edge. 26 holiday homes in all the development contain 1000+ additional beds in every shape and form, this is plonking a small town in the scenic coastal location. This would put local livelihoods at risk, as locals make a living renting their own holiday homes. 25 hectares of concrete, ribbons of tarmac, kiosk on a flooded field. No use of renewable energy rather a complete extraction of local resources, millions of gallons of water used and returned to the landscape polluted but to be purified by the bog?

The developer decides then to play down the scale of the plan by mentioning that it is large. Indeed it is very large. They go on to say that the landscape can accommodate it. I don't believe so. They mention that they will landscape it. How do they propose to screen a 50ft building and what trees and shrubs will grow to hide it. This dwelling as it sits proud on barren landscape extending its scale upward and outward will create the biggest eyesore on the coastal landscape in Ireland because of its location. In my mind the type of building proposed with shiny glass balconies is not in keeping with our natural rural setting. This natural landscape that tourists flock to see would be ruined for the benefit of this one developer.

The developer mentions the lighting in passing saying that the manx shearwaters live far away and would not be affected by all this urban lighting in a rural setting. The PA mentions sky glow being of great concern and indeed it is as the area has been designated as a gold tier dark sky reserve. This would be lost should light pollution occur from any dwellings.

I personally agree with Kerry County Council's refusal of planning permission to this developer. The scale of this development is not in keeping with Kerry County Development plans and would impose huge negative impacts on the locality. In my objections I outlined the negative impact on the Chough population. The developer had already sought a derogation licence for all the species of bats, so that would be the end of them. The huge impact of the construction, it being a building site with continuous noise, for 5 years during the construction phase alone. The impact of the lights, the pollutants from machinery, cars and people would have on our local landscape and the negative impact on the habitats and species cannot be overlooked.

These are but some of my observations,

Please access my two previous objections to Kerr County Councils Planning Authority for a more detailed look at how this development would negatively impact us as a family living nearby, le gach dea ghúí

Róisín ní Chionnfhaolaidh