

File With

[Empty box]

SECTION 131 FORM

Appeal No

ABP— 323171

Defer Re O/H

[Empty box]

Having considered the contents of the submission dated/received 23-09-25 from Soren Thorkald 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

Section 131 not to be invoked at this stage.

[Checked box]

Section 131 to be invoked — allow 2/4 weeks for reply.

[Empty box]

Signed

[Signature]

Date

3/10/25

EO

Signed

[Empty box]

Date

[Empty box]

SEO/SAO

M

Please prepare BP — Section 131 notice enclosing a copy of the attached submission.

To

[Empty box]

Task No

[Empty box]

Allow 2/3/4 weeks

BP

Signed

[Empty box]

Date

[Empty box]

EO

Signed

[Empty box]

Date

[Empty box]

AA

Ldg - 083102-25 Task - 482452-25

BP23+ refund eft.

Keep copy of letter

[Signature]

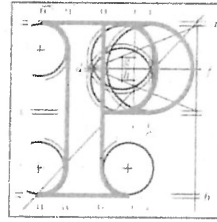
Thanks etc.

25/9/25

[Signature]

**Case Number:** ACP-323171-25

**Planning Authority Reference Number:** 2460322



An  
Coimisiún  
Pleanála

Soren Thorvald  
14 Cois Tra Lower  
Ballinskelligs  
Co. Kerry  
V23Y889

**Date:** 25 September 2025

**Re:** An Integrated Tourism/Leisure Park. An Environmental Impact Assessment Report (EIAR) has been prepared in respect of the proposed development. NIS submitted with FI Reenroe, Emlaghmore West, Ballinskelligs, Co. Kerry

Dear Sir / Madam,

An Coimisiún Pleanála has received your online submission in relation to the above mentioned appeal.

Please be advised that in this circumstance as the Commission had invited your comments there was no requirement of a fee.

A refund will be made to the credit/debit card that was used to make the online observation.

If you have any queries in the meantime, please contact the undersigned officer of the Commission at [appeals@pleanala.ie](mailto:appeals@pleanala.ie).

Yours faithfully,

Sarah McDonnell  
Administrative Assistant  
Direct Line: 01-804-9388

BP23

Teil  
Glao Áitiúil  
Facs  
Láithreán Gréasáin  
Ríomhphost

Tel  
LoCall  
Fax  
Website  
Email

(01) 858 8100  
1800 275 175  
(01) 872 2684  
[www.pleanala.ie](http://www.pleanala.ie)  
[communications@pleanala.ie](mailto:communications@pleanala.ie)

64 Sráid Maoilbhríde  
Baile Átha Cliath 1  
D01 V902

64 Marlborough Street  
Dublin 1  
D01 V902



24/09/25 sc ✓



An Coimisiún Pleanála

### Planning Appeal Online Observation

Online Reference  
NPA-OBS-005217

#### Online Observation Details

<b>Contact Name</b> Soren Thorvald	<b>Lodgement Date</b> 23/09/2025 11:12:26	<b>Case Number / Description</b> 323171
---------------------------------------	--	--

#### Payment Details

<b>Payment Method</b> Online Payment	<b>Cardholder Name</b> Soren Thorvald	<b>Payment Amount</b> €50.00
---	--	---------------------------------

#### Processing Section

S.131 Consideration Required

Yes — See attached 131 Form

N/A — Invalid

Signed

*Lita Cleere*

EO

Date

24-09-25.

#### Fee Refund Requisition

Please Arrange a Refund of Fee of

€ 50

Lodgement No

LDG—083102-25

Reason for Refund

*Invited connects no fees due.*

Documents Returned to Observer

Yes  No

Request Emailed to Senior Executive Officer for Approval

Yes  No

Signed

*Lita Cleere*

EO

Date

24-09-25.

#### Finance Section

Payment Reference

ch\_3SATCwB1CW0EN5FC0wePu7vn

Checked Against Fee Income Online

EO/AA (Accounts Section)

Amount

€

Refund Date

Authorised By (1)

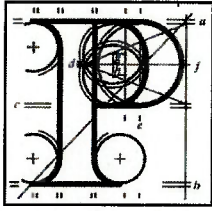
SEO (Finance)

Authorised By (2)

Chief Officer/Director of Corporate Affairs/SAO/Board Member

Date

Date



An  
Bord  
Pleanála

## Observation on a Planning Appeal: Form.

### Your details

#### 1. Observer's details (person making the observation)

If you are making the observation, write your full name and address.

If you are an agent completing the observation for someone else, write the observer's details:

Your full details:

(a) Name

Soren Thorvald

(b) Address

14 Cois Tra Lower, Ballinskelligs, Co Kerry, V23  
Y889

### Agent's details

#### 2. Agent's details

If you are an agent and are acting for someone else **on this observation**, please also write your details below.

If you are not using an agent, please write "Not applicable" below.

(a) Agent's name

Click or tap here to enter text.

(b) Agent's address

Click or tap here to enter text.

## Postal address for letters

3. During the appeal process we will post information and items to you **or** to your agent. For this observation, who should we write to? (Please tick ✓ one box only.)

You (the observer) at the address in Part 1

X The agent at the address in Part 2

## Details about the proposed development

4. Please provide details about the appeal you wish to make an observation on. If you want, you can include a copy of the planning authority's decision as the observation details.

**(a) Planning authority**

(for example: Ballytown City Council)

Kerry County Council

**(b) An Bord Pleanála appeal case number (if available)**

(for example: ABP-300000-19)

ACP-323171-25

**(c) Planning authority register reference number**

(for example: 18/0123)

2460322

**(d) Location of proposed development**

(for example: 1 Main Street, Baile Fearainn, Co Abhaile)

Reenroe, Emlaghmore West, Ballinskelligs, Co Kerry

## Observation details

5. Please describe the grounds of your observation (planning reasons and arguments). You can type or write them in the space below or you can attach them separately.

As claimed in the First Party appeal on Kerry County Council's planning decision in relation to Planning Reference 24/60322 – it is impossible for a development of the size of Rinn Rua Holiday Park NOT to have an environmental impact on the Black Sky Reserve, the SPA at Puffin Island & Deenish & Scariff Islands and the water quality of Ballinskelligs Bay which has a blue flag beach at Ballinskelligs Beach. Uisce Eirean has problems maintaining a high level of sewer system support for the area and ESB has issues with supplying a high level of electricity supply support for the area – there is no electricity today 23-09-2029 in Ballinskelligs due to an ESB outage. Also the road system would not be able to support the level of traffic that the development MIGHT create. So I am against this development as it stand at the moment.

## Supporting materials

6. If you wish, you can include supporting materials with your observation.

Supporting materials include:

- photographs,
- plans,
- surveys,
- drawings,
- digital videos or DVDs,
- technical guidance, or
- other supporting materials.

## Fee

7. You **must** make sure that the correct **fee** is included with your observation. You can find out the correct fee to include in our [Fees and Charges Guide](#) on our website.

This document has been awarded a Plain English mark by NALA.

Last updated: April 2019.

