

**Frank Coffey** BE CEng MIEI  
CONSULTING ENGINEER

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Co. Kerry.  
V92 H7VT

01<sup>st</sup> November 2023



**Ref: Draft Kenmare Municipal District Local Area Plan**

**Submission in relation to Cromane Lower**

**Online Submission**

Dear Sir,

I act for Ciaran Moriarty, the owner, of the lands identified on the accompanying map, at Cromane Lower.

I include the following for reference to the subject site;

1. Site Location Map - 1/10560 Scale
2. Site Location Map – 1/2500 Scale

Cromane is classified as one of the Small Village Settlements in the Draft KMD LAP. The village and environs are heavily reliant on tourism and fishing. It is also now signposted on the Wild Atlantic Way Tourism Route.

However, there is no clear pathway outlined in the Draft KMD LAP, as to how Cromane might benefit from the natural resources it has on the doorstep - it is a seaside village with a safe beach and potential for sea sports/activities development, but no direction on how the resources might be exploited in a sustainable way.

There are two important objectives contained in the Tourism objectives, which states as follows;

***KENMD –SV-1 Facilitate the sustainable development of camping/ glamping sites at appropriate locations.***

***KENMD SV- 2 Promote the sustainable development of ecotourism and other niche markets. Encourage the sustainable extension and diversification of tourist facilities at appropriate locations.***

These objectives fit Lower Cromane exactly. However, it would be important to match the objectives with the appropriate zoning to ensure that an activity like glamping is permitted and to begin to provide the tourist facilities so badly required by the area.

My client is conscious of the need for tourism development in the area and is willing to give the lead and invest in the tourism potential by developing glamping and tourist facilities.

He previously began a planning process to deliver the glamping to the area and the Area Planner was very sympathetic - recognising that glamping was a good fit for Cromane Lower - and indicated that Objective KCDP 10-31 of the Kerry County Development Plan could be taken as supporting a glamping development for the area.

It is reasonable therefore to request that the subject site is rezoned for "Tourism and Related" - to allow not just a glamping development but perhaps campervan overnight parking, toilets, car parking and bases for sea sports, such as windsurfing (very popular in the area) and sail schooling.

The subject site is large enough to allow a multi - use development incorporating some or all of the above.

As the Planner suggested in the record of the pre-planning, the accommodation which the glamping and campervan park could provide, would also be a great support to Jack Coastguard Restaurant and Bar located adjacent to the site. This is a renowned restaurant, which gives much needed employment in the area and the owner publicly and privately supports the possibility of tourist accommodation close by his premises. This submission includes a supporting email from the owner of Jack's Coastguard Restaurant, Brian Keary.

In conclusion there is a strong case for zoning the subject site for "Tourism and Related" summarised as follows;

- It is located adjacent to a current Centre of Excellence and employment - Jack's Restaurant
- It is supported by objecting KENMD – SV-1 and KENMD-SV-1 of the KMD LAP
- It is supported by objective KCDP 10-31 of the Kerry County Development Plan
- It is Wild Atlantic Way destination
- The site is the only site on the beach front yet available to propel the tourist industry forward in the area.

Yours Faithfully,



---

Frank Coffey BE CEng MIEI

Subject: Jacks Coastguard Restaurant



**Jacks Coastguard Restaurant** <[info@jackscromane.com](mailto:info@jackscromane.com)> Wed, 1 Nov, 12:13 (21 hours ago)  
to Frank Coffey Engineers

You are viewing an attached message.

Gmail can't verify the authenticity of attached messages.

Dear Frank

We support Ciaran Moriarty request to the lands in lower Cromane across from Jacks Coastguard Restaurant zoned for Tourism.

Warm Regards  
Brian Keary

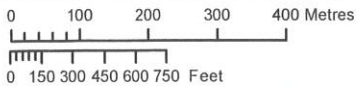
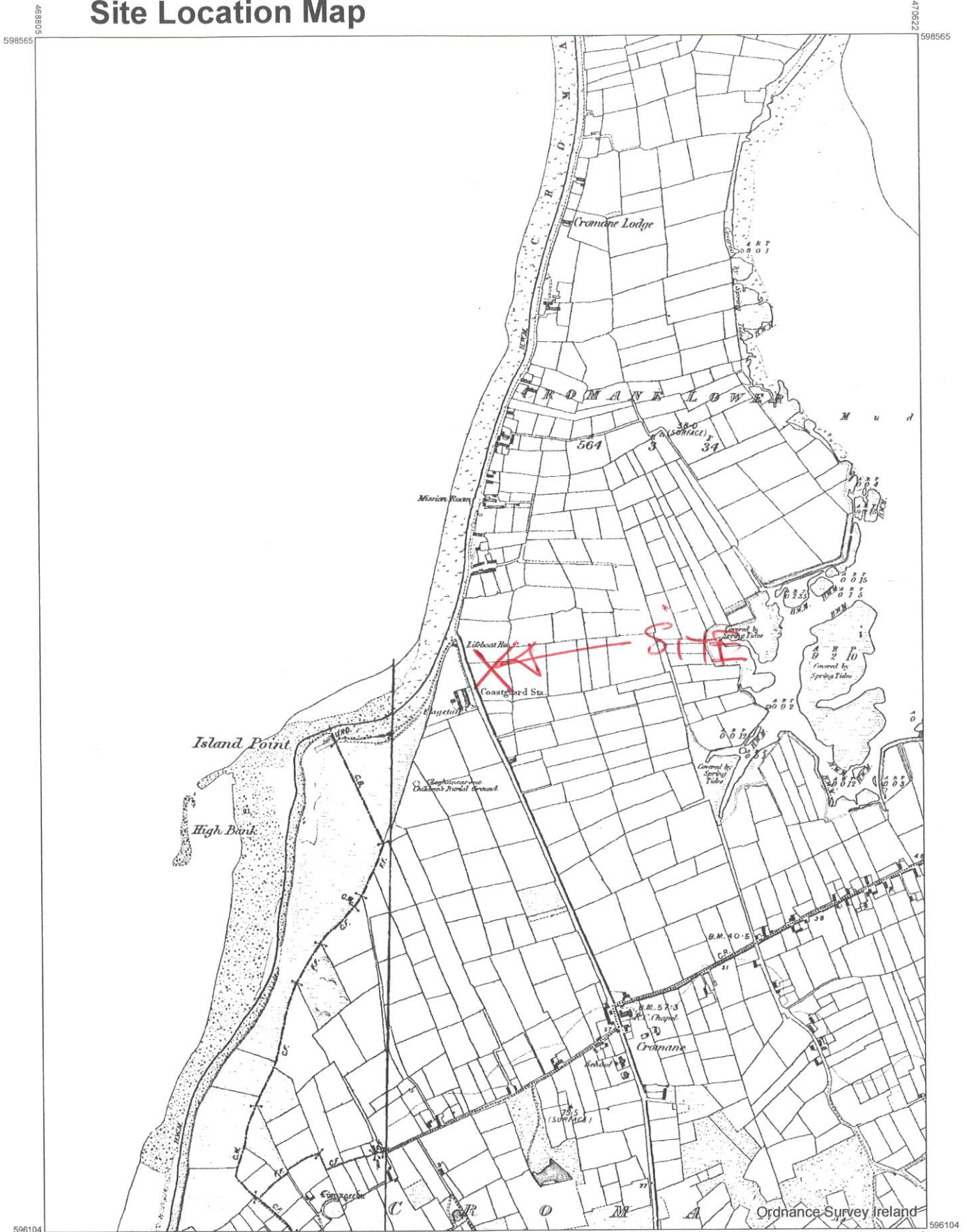


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[www.jackscromane.com](http://www.jackscromane.com)





# Site Location Map



OUTPUT SCALE: 1:10,560



**CENTRE COORDINATES:**  
ITM 469714,597335

**PUBLISHED:** 27/04/2021  
**ORDER NO.:** 50188371\_1  
**MAP SERIES:** 6 Inch Raster  
**MAP SHEETS:** KY055  
6 Inch Raster KY056

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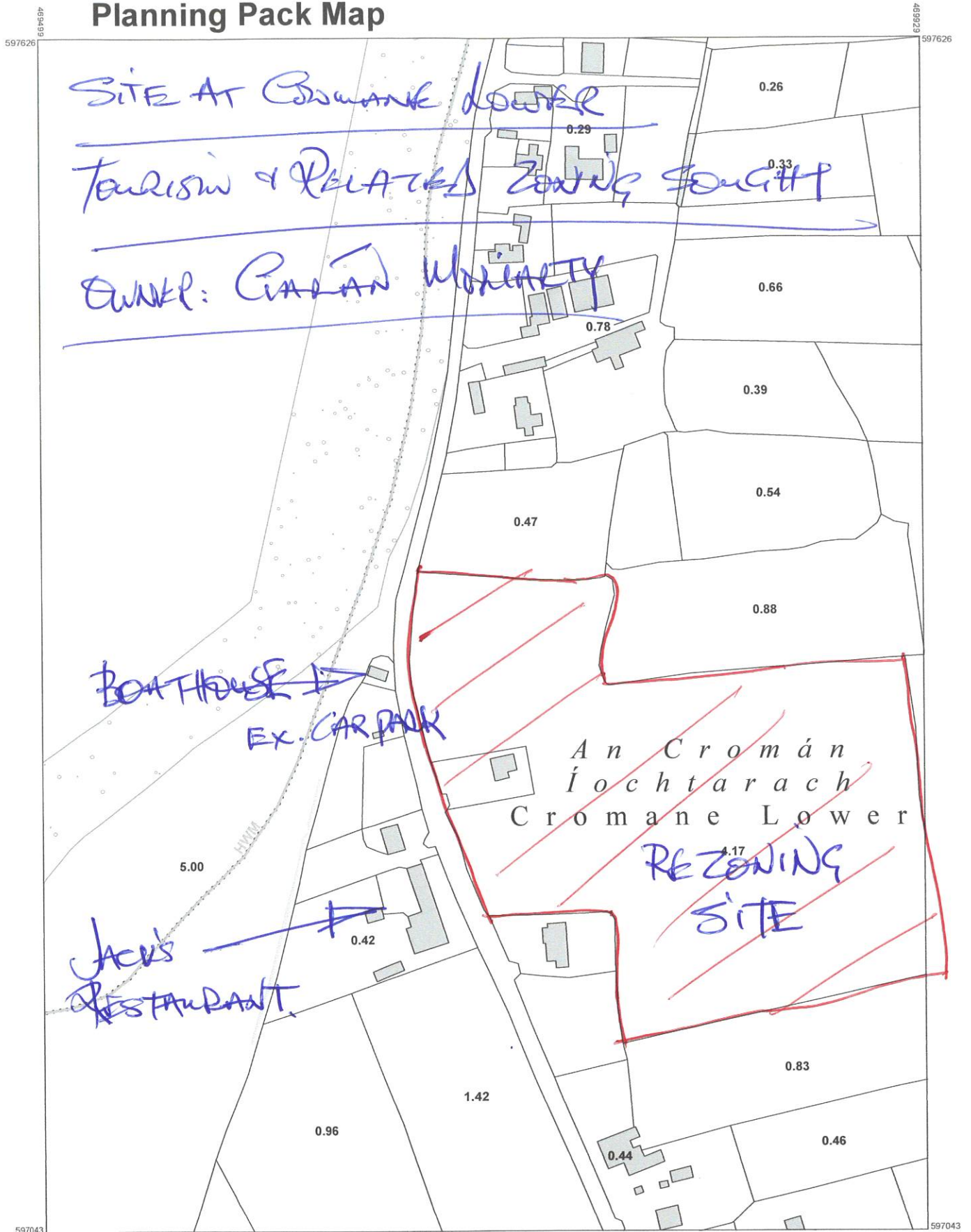
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# Planning Pack Map

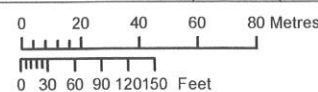


SITE AT Cromane Lower  
 Tourism & Related Zoning sought  
 OWNER: CIARAN WHEAREY

BOATHOUSE  
 EX. CAR PARK

JACK'S RESTAURANT

An Cromán  
 Íochtarach  
 Cromane Lower  
 REZONING SITE



OUTPUT SCALE: 1:2,500



CENTRE COORDINATES:  
 ITM 469714,597335

PUBLISHED: 27/04/2021  
 MAP SERIES: 1:5,000 1:2,500  
 ORDER NO.: 50188371\_1  
 MAP SHEETS: 5931 5987-A

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**From:** Jacks Coastguard Restaurant <info@jackscromane.com>  
**Sent:** Wednesday 1 November 2023 12:13  
**To:** Frank Coffey Engineers  
**Subject:** Jacks Coastguard Restaurant

Dear Frank

We support Ciaran Moriarty request to the lands in lower Cromane across from Jacks Coastguard Restaurant zoned for hospitality.

Warm Regards  
Brian Keary



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