

Mr. Damien Ginty

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Aras Chontae

Rathass

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V92 H7VT

November 01, 2023

Subject: Submission in Response to Draft Kenmare Municipal District Local Area Plan - Caragh Bridge, Ballentleave, Glenbeigh

Dear Mr. Ginty,

I, Brendan Eccles, the owner of the property in Ballentleave, Glenbeigh, write to you with reference to the subject site.

Enclosed, you will find a Site Location Map for folio KY43501F for your reference.

Glenbeigh, as classified in the Draft Kenmare Municipal District Local Area Plan (KMD LAP), represents one of the smaller village

settlements within the district. This village and its surroundings heavily rely on tourism and fishing as economic drivers. Furthermore, Glenbeigh holds a significant place along the Ring of Kerry and the Wild Atlantic Way.

However, it is noteworthy that the draft KMD LAP does not articulate a clear strategy for Glenbeigh to harness the natural resources in its vicinity. This coastal village boasts a safe beach and is surrounded by captivating mountains, rivers, and lakes, offering substantial potential for the development of tourism-related activities. Regrettably, the plan lacks provisions for the sustainable utilization of these resources.

Within the tourism objectives outlined in the plan, two pivotal goals stand out:

- KENMD - SV-1: To facilitate the sustainable establishment of glamping sites at appropriate locations.
- KENMD - SV-2: To promote the sustainable development of ECO tourism and other niche markets, encouraging the extension and diversification of tourist facilities at suitable sites.

The subject site, Caragh Bridge, Ballentleave, Glenbeigh, is perfectly aligned with these objectives. To realize this alignment, it is imperative to ensure that the objectives are corroborated with the appropriate zoning to facilitate activities like glamping and the development of the essential tourist amenities that the area direly requires.

Recognizing the imperative need for tourism development in the region, I am committed to spearheading and investing in projects that unlock the tourism potential of this locale through the establishment of glamping and other necessary facilities.

Previously, I initiated a pre-planning consultation for potential developments on the mentioned site, wherein the area planner expressed concurrence regarding its suitability for a glamping site. This endorsement underscores the validity of my request to rezone the subject site for "tourism and related" activities, enabling not only glamping but also the provision of amenities such as camper van overnight parking, restroom facilities, and car parking.

The ample size of the subject site allows for the incorporation of all or some of these elements, as deemed appropriate.

In line with the pre-planning advice from the area planner, it is worth noting that the accommodation options provided by the proposed glamping site and camper van park could significantly benefit establishments such as the Red Fox Bar Restaurant, the Caragh Bridge Angling Club, the businesses in Glenbeigh village, Dooks Golf Course, and the forthcoming Kerry Greenway.

In conclusion, there exists a compelling case for rezoning the subject site for "tourism and related" purposes. This is succinctly summarized as follows:

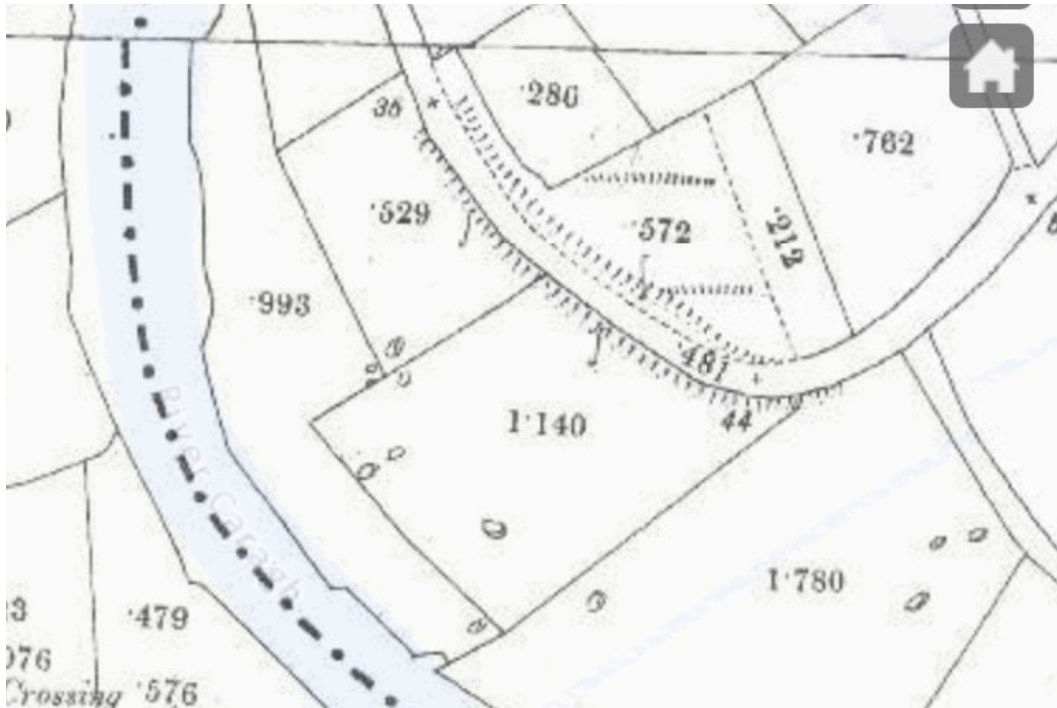
- Situated on the Ring of Kerry and poised to intersect with the future Kerry Greenway.
- Supported by the goals KENMD- SV-1 and KENMD SV-2 of the KMD LAP.
- Supported by objective KCDP 10-31 of the Kerry County Development Plan.

Yours Sincerely,

Brendan Eccles



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