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2nd November 2023



REF: Submission to Draft Kenmare Municipal District LAP
On Behalf of John P. Griffin

Dear Sir,

I act for John P. Griffin who owns extensive lands at Keelnabrack Lower, Glenbeigh.

The lands are identified on the accompanying PRA Map and Glenbeigh Draft Zoning Map.

Mr. Griffin seeks to have the substantial portion of his lands zoned for "Tourism and Related" usages and a section also zoned for "Strategic Residential Reserve".

It is important to note that Mr. Griffin's lands are accessed from inside the development boundaries and are partially enclosed by the development boundary of Glenbeigh Village.

In Section 345 (Glenbeigh) the following contextual statement appears.

*"Glenbeigh's attractive setting is the focus of its appeal as an **International Visitor Destination** in itself and as a stop on the Ring of Kerry Route".*

I would tend to disagree with the KMD LAP use of the word "International". While Glenbeigh has many attractions and the Towers Hotel reputedly was once internationally recognised - it cannot claim to be an international tourism destination at the moment.

It certainly has the potential to be an international destination - but it lacks the facilities to become international.

Much of the better standard accommodation is now owned by permanent residents - and this is understandable as the permanent resident population is increasing - so visitors are predominantly relying on caravan parks for holidaying. Furthermore, the trend in Glenbeigh is that most of the visitors to the area are from neighbouring counties with annual caravan/mobile homes arrangements in place.

The reality is that Glenbeigh cannot become an international destination until such time as there is ample attractive accommodation in place. This must include holiday homes, more hostel/hotel accommodation and some niche offerings such as glamping and camper van parks.

The KMD LAP outlined all the attractions, which will contribute to making Glenbeigh an international destination - and these include the following;

- Attractive Setting on the Ring of Kerry
- Attractive beach close by in Rossbeigh
- Potential for hillwalking - with the Kerryway passing just to the south of the village
- Glenbeigh is now the take-off point for the South Kerry Greenway
- Dooks Golf Club close by

There is no doubt Glenbeigh has huge potential - but unfortunately the KMD LAP is completely lacking in ambition - it has not zoned new land for Tourism and Related. It is a pity that the only lands zoned for Tourism and Related are lands already being used as caravan park on the western side of the village.

This approach will not yield the expanded accommodation required to grow the tourist industry – in fact it will do the opposite - as there are too many mobile homes/caravans within the development boundary already – to the point where they are bordering on being unattractive and a disincentive.

My client John P. Griffin would like to present the opportunity to be able to offer alternative accommodation of the type that would appeal to International visitors. His intention would be to develop a range of accommodation – but would definitely include houses and apartments.

My client is well placed to deliver on tourism support developments. Apart from owning the land and having it immediately available for development he has spent his career as a successful developer in London and now wants to return to support his native parish. His altruism is well known in the parish as he has been a major donor to community projects down through the years – these include major financial support for development of the Glenbeigh GAA Complex and Community Hall. He therefore is very committed to Glenbeigh Village and parish.

I am requesting therefore that the Planning Policy Unit consider conferring “Tourism and Related” zoning on the main body of the lands with either New Residential or Strategic Residential Reserve at the Eastern side to take advantage of the access to the local Reenallagane Road.

The lands have the following planning advantages.

1. The lands can be regarded as technically within the development boundary - as the entrance to the lands is well within the Village boundary.
2. The lands are extensive enough to be able to construct a self-contained wastewater treatment system.
3. The entrance is also within the 50kph zone and is connected to the village centre by footpath.
4. The natural drains and dykes through the land will cater for surface water.
5. The site can be served with fibre optic connection – as this service exists (underground) at the entrance.

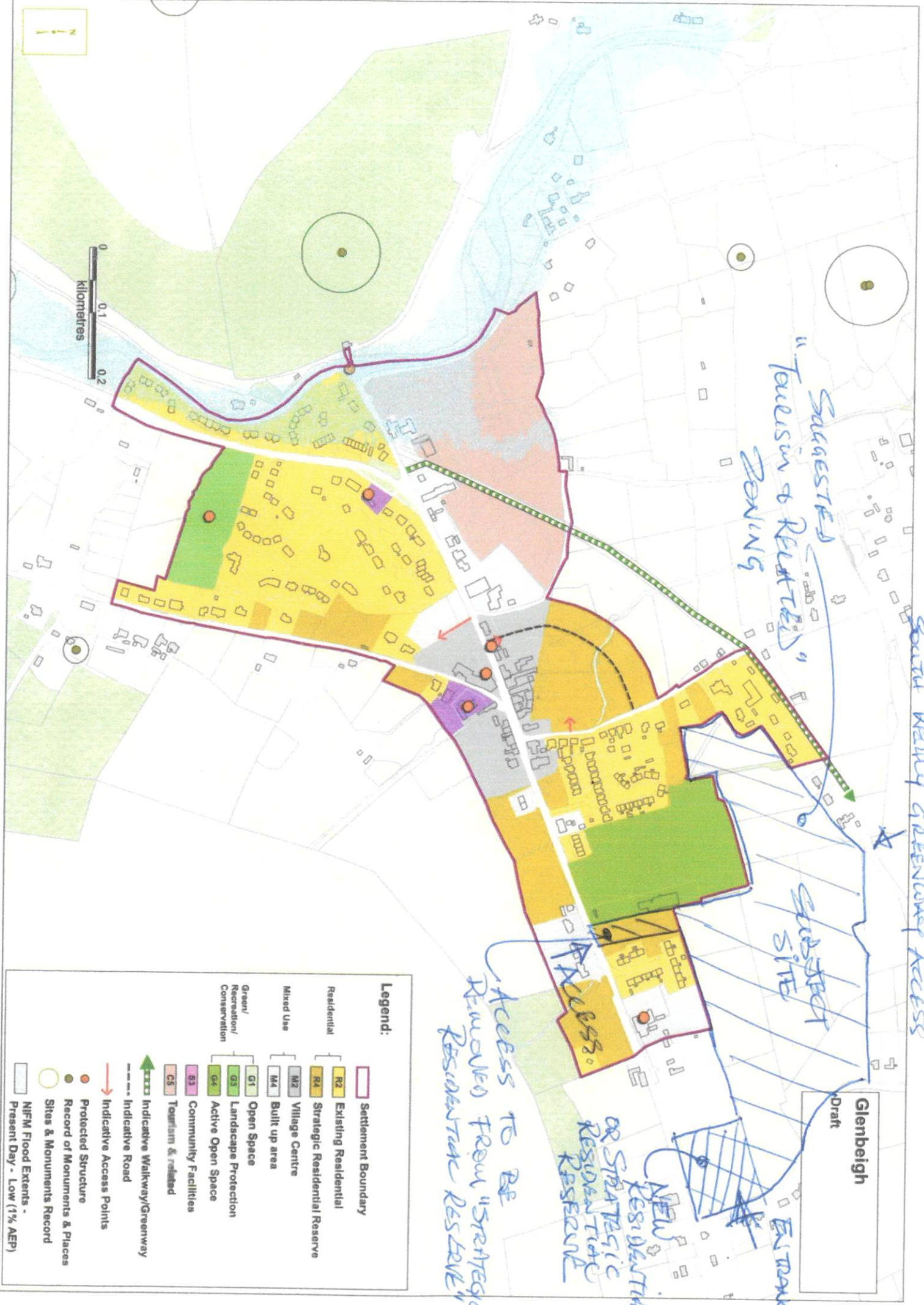
6. The site can connect directly to the south Kerry Greenway - when the 5kg is extended eastwards. It is expected this will happen sooner rather than later.

It is also noted that the entrance strip to the subject site is currently proposed as Strategic Residential Reserve. However, this is an error and should be corrected – as the strip of land is too narrow in any case to take any form of construction - but a road. It is perfectly placed (and was held back) to serve as the development entrance for the lands.

I would ask the Planning Policy Unit to consider zoning the subject site - or at least part of it - for "Tourism and Related" for the most part with some Residential.

Yours faithfully

PP A. Collins (on behalf of)
Frank Coffey BE CEng MIEI



The Property Registration Authority An tÚdarás Clárúcháin Maoinne



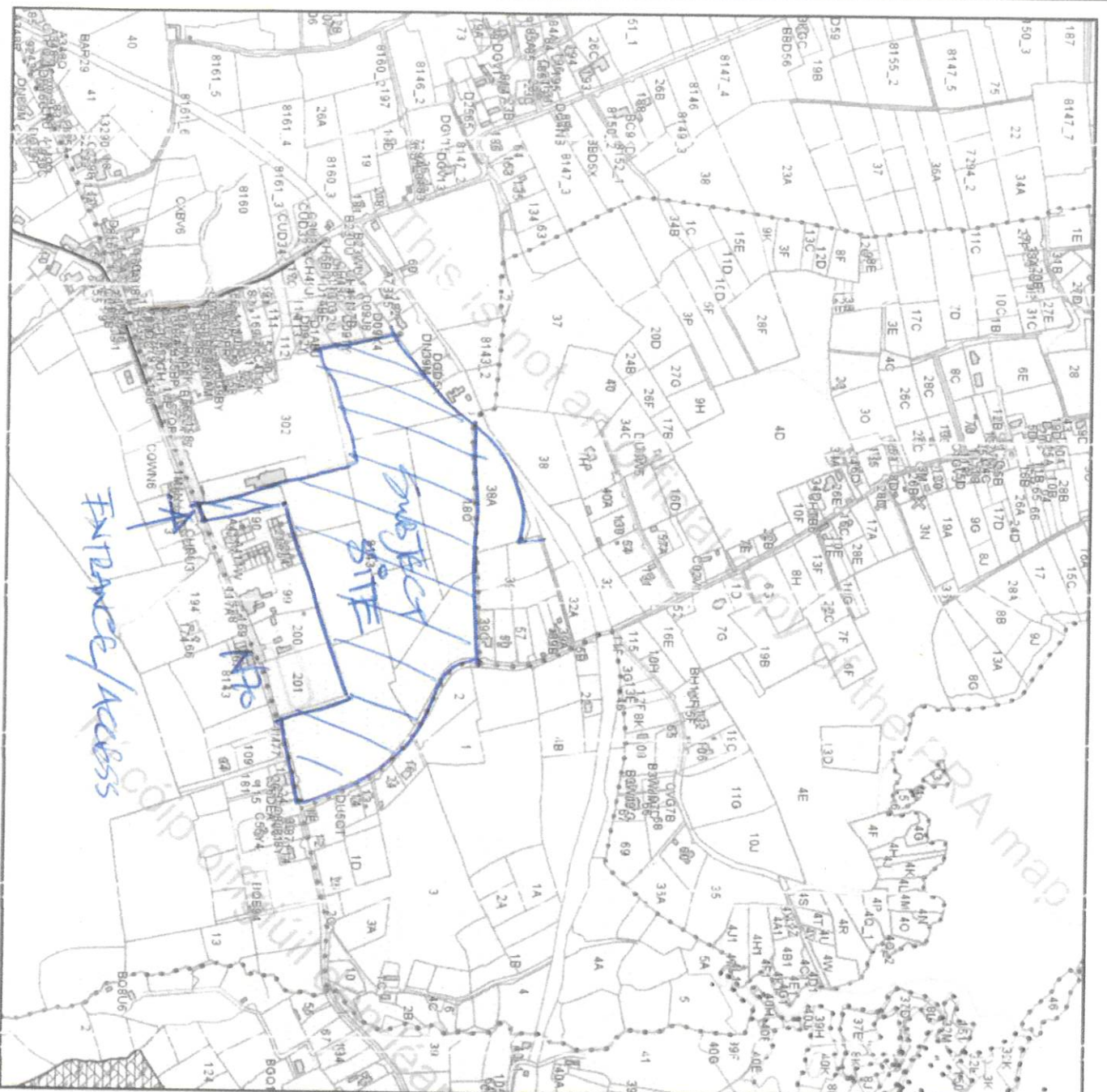
Official Property Registration Map

This map should be read in conjunction with the Title.

Registry maps are based on OSI topographic mapping. Where registry maps are printed at a scale that is larger than the OSI published scale accuracy is limited to that of the original OSI Map Scale.

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(dotted outline of parcel(s) edged)

- Freehold
- Leasehold
- Subleasehold
- 'S' Register

(see Section 4(1)(b) of Registration of Title Act 1964 and Rule 224 & 225 Land Registration Rules 1972 - 2010).

Burdens (may not all be represented on map)

- Right of Way / Wayleave
- Trench
- Pipeline
- Well
- Pump
- Septic Tank
- Suck Pit

A full list of burdens and their symbology can be found at: www.landregister.ie

The registry operates a non-conclusive boundary system. The Registry Map identifies properties not boundaries meaning neither the description of land in a register nor its identification by reference to a registry map is conclusive as to the boundaries or extent.

(see Section 85 of the Registration of Title Act, 1964). As inserted by Section 62 of the Registration of Deed and Title Act, 2006.

