



An
Coimisiún
Pleanála

Commission Direction
CD-000932
PL-500109-WX

The submissions on this file and the Inspector's report were considered at a meeting held on 21 July 2026.

The Commission decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Planning Commissioner:

Liam McGree

Date:

21st day of July 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Objective TM22 of the Wexford County Development Plan 2022-2028 seeks to prohibit tourism development that would significantly diminish the natural heritage, scenic and recreational amenity and economic value of the county's

coastline and coastal areas and Objective TM47 allows for a limited number of Integrated Tourism Resorts where it is demonstrated that the development is dependent on an existing local resource or a unique site characteristic, or an overriding need is demonstrated for the development at that location. In addition, Section 7.7.4 (Integrated Resorts and Amenities) of the Development Plan requires that all proposed new Integrated Tourism Resorts must be designed to respect the character of the area and any existing natural or built heritage features on the site. Having regard to the totality of the documentation submitted with the subject application and appeal, it is considered that the requirement to demonstrate a need to locate the proposed development in this unique, scenic location has not been justified in this instance. Furthermore, having regard to its overall scale, located in an exposed, visually sensitive coastal area adjoining the existing settlements, the proposed development is not considered to be respectful of the character of the area. As such it is considered that the proposed development would fundamentally diminish the character of this coastal rural site, and the wider Kilmore Quay Area and that the proposed development would not be in compliance with TM22 or Section 5.7.1 (Development Management Standards for tourism) of Volume 2 of the County Development Plan in relation to sympathetically relating to the scale and level of activity in the locality. The proposed development, if permitted, would therefore set an undesirable precedent for further similar development at such locations and would be contrary to the proper planning and sustainable development of the area.

2. The proposed development does not provide satisfactorily or sufficiently detailed proposals for connectivity to the wider pedestrian and cycle network, which would pose an increased risk to the safety of pedestrians and other

road users, and in addition, would lead to unsustainable travel and mobility patterns. The intensification of use which would be generated by the proposed development, in particular, people walking and cycling to and the proposed to the village, would endanger public safety by reason of traffic hazard and the obstruction of road users. The proposed development would be contrary to Objective TS43 (Pedestrian, Cyclist and Traffic Safety) of the Wexford County Development Plan 2022-2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.

3. The proposed development is situated in an area that is identified in the Wexford County Development Plan 2022-2028 as being at risk of coastal erosion where it is an objective of the Development Plan (Objective CZM30) to carefully consider development proposals in areas identified at risk of coastal erosion, such as Kilmore Quay. It is the policy of the Planning Authority, as set out in the Development Plan, in established coastal settlements, where there is an identified coastal erosion risk, to only consider the development of sites where the development is a minimum of 100m from the shoreline (Objective CMZ35). Having regard to the proposed footpaths within 100m of the shoreline, and undefined boundary with the coastal area, it is not considered that this buffer has been satisfactorily complied with, nor has the increased footfall through the site to the foreshore been adequately considered. It is, therefore, considered that the proposed development has failed to demonstrate compliance with Objective CMZ35 of the Wexford County Development Plan 2022-2028 and that the proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

4. It is considered that the Environmental Impact Assessment Report, together with the documentation submitted with the application, does not identify or describe adequately the direct, indirect, and cumulative effects of the proposed development on the environment with regards to Biodiversity. Based on the documentation submitted, it is considered that insufficient ecological surveys have been undertaken to inform an assessment of potential impacts on biodiversity and protected species and the Coimisiún is not satisfied that the information contained in the Environmental Impact Assessment Report complies with the provisions of EU Directive 2014/52/EU amending Directive 2011/92/EU.

5. The Commission is not satisfied, having regard to the precautionary principle, that there is reasonable scientific certainty that the proposed development would not adversely affect the integrity of European Sites in the vicinity in the light of the conservation objectives and qualifying interests for which these sites were designated. It is considered that inadequate surveys and investigations have been carried out in relation to breeding/winter birds, that there is an incomplete evaluation of impacts, and that mitigation measures are inadequate and non-specific. It is, therefore, not possible to reach clear, precise and definitive findings regarding the exclusion of adverse effects on the site integrity of Saltee Islands Special Area of Conservation (SAC Site Code: 000707), Seas off Wexford Special Protection Area (SPA Site Code: 004237), Ballyteige Burrow Special Area of Conservation (SAC Site Code: 000696), Ballyteige Burrow Special Protection Area (SPA Site Code: 004020), Saltee Islands Special Protection Area (SPA Site Code: 004002), Tacumshin Lake Special Protection Area (SPA Site Code: 004092), Lady's Island Lake Special Protection Area (SPA Site Code: 004009).