

An
Coimisiún
Pleanála

Commission Order
PL-500109-WX

Planning and Development Act 2000, as amended

Planning Authority: Wexford County Council

Planning Register Reference Number: 2025/0962W

APPEAL by Will and Catriona O'Flaherty and by others against the decision made on the 6th day of October, 2025 by Wexford County Council to grant subject to conditions a permission to Robert Roche.

Proposed Development: 10-year planning permission for development of an Integrated Tourism Resort Complex. The development will consist of a central hotel, ranging in height from one to four storeys over a lower ground floor providing 163 number bedrooms, 42 number family suites (84 number bedrooms), bar and restaurants, function/conference centre facility and spa/leisure complex with swimming pool, 55 number large family friendly tourist lodges comprising two number eight-bed, two number six-bed, 21 number four-bed and 30 number three-bed lodges. Pavilion restaurant. 11 number staff accommodation apartments providing 55 number bedrooms in six number two-storey buildings. External sports, recreation and play facilities provided throughout the site. Refurbishment and re-use of the Beak farmstead buildings and courtyard for tourism and heritage purposes, with family lodge reception and recreation management, resort shop, café/restaurant, arts/crafts spaces. Facilities also include maintenance store, bicycle shelters, car/bus drop-off and parking, landscaped green spaces with pedestrian routes through the site, PV panels, ESB substations and pumping station. Vehicular access to the development is from the Kilmore Road

(R739) with pedestrian/cycle connections into Kilmore Quay village centre and to Nemestown. A section of circa 85 metres of new footpath is proposed connecting Echo Beach to Ard Na Ba along the R739 and a new pedestrian crossing of the R739. All associated site works and services, all at Beak and Nemestown, Kilmore Quay, County Wexford.

Decision

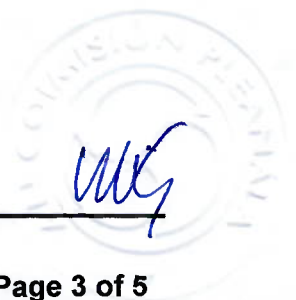
REFUSE permission for the above proposed development for the reasons and considerations set out below.

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 which 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 planning application and the 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

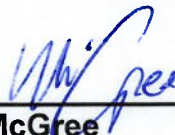
this coastal rural site, and the wider Kilmore Quay Area, and that the proposed development would not be in compliance with Objective TM22 or Section 5.7.1 (Development Management Standards for Tourism) of Volume 2 of the development plan in relation to sympathetically relating to the scale and level of activity in the locality. The proposed development would set an undesirable precedent for further similar development at such locations, and would, therefore, 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 from the proposed development to the village, would endanger public safety by reason of traffic hazard and 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.

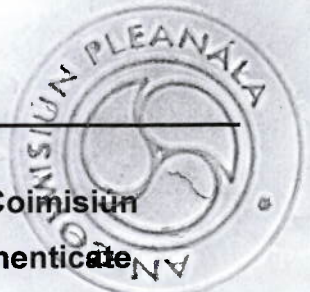


3. The proposed development is situated in an area that is identified in the Wexford County Development Plan 2022-2028 as being at risk of coastal erosion where it is an objective of the development plan (Objective CZM30) to carefully consider development proposals in areas identified at risk of coastal 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 100 metres from the shoreline (Objective CMZ35). Having regard to the proposed footpaths within 100 metres of the shoreline, and undefined boundary with the coastal area, it is considered that this buffer has not been satisfactorily complied with, nor has the increased footfall through the site to the foreshore been adequately considered. It is 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 planning application and the appeal, 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 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 the Saltee Islands Special Area of Conservation (Site Code: 000707), the Seas off Wexford Special Protection Area (Site Code: 004237), the Ballyteige Burrow Special Area of Conservation (Site Code: 000696), the Ballyteige Burrow Special Protection Area (Site Code: 004020), the Saltee Islands Special Protection Area (Site Code: 004002), the Tacumshin Lake Special Protection Area (Site Code: 004092), and the Lady's Island Lake Special Protection Area (Site Code: 004009).


Liam McGree

Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.



Dated this 22nd day of JULY 2026.