d Party Appeal

Correspondence Coversheet

Case Number	Case Priority	Case Lodged On	Case EO	PA Reg. Reference
PL-500109-WX	Normal	21/10/2025	Cathy Carleton	20250962W

Case Details

Planning Authority
Wexford County Council

PA Reg. Reference
20250962W

Summary Description
10 year planning permission for development of an Integrated Tourism Resort Complex. A Natura Impact Statement (NIS) and Environmental Impact Assessment Report (EIAR) has been submitted with the application.

Site Location
Beak and Nemestown, Kilmore Quay, Co. Wexford.

Correspondence Details

Correspondence Type	Received From	Lodged On	Validity	Valid OH Req
3rd Party Appeal	Bernhard v. Patow	03/11/2025	Valid	No

Issue	Participant	Representative
BP01M — English	Bernhard v. Patow	—

Response Date Applicable	Number of Days Allowed	Keep Copy of Letter	Return Docs	Keep Envelope
■	28	■	☐	☐

Comments
—

Filing

Attach to File ☐

Return to EO ☐

Signatures

Signed Cathy Carleton
Cathy Carleton, Executive Officer

Date 04/11/2025

Signed dm
Lauren Simone Murphy, Administrative Assistant

Date 6/11/25

Correspondence Coversheet

Payment ID: **FEE-PAY-000272**

An Coimisiún Pleanála

Section:	Processing
PA Name:	Wexford County Council

Submission Reference:	—

Date:	03/11/2025 ✓
Name:	Bernhard v. Patow & Franziska v. Patow
Total:	€220.00 ✓

Attachments/Comment:	—

Created By:	Seán Young
Channel:	By Hand

Multiple

DOD: 6/10/25

LID: 3/11/25 ✓

Name + address ✓

Ack ✓

Kilmore Quay, 1st, November 2025

AN COIMISIÚN PLEANÁLA
LDG- fee-pay-000272
ACP-
03 NOV 2025
Fee: € 220 Type: card
Time: 16.06 By: hand

Appellants' Details
Bernhard v. Patow & Franziska v. Patow
An Teach Oilean
Crossfarnoge
Y35VW62
Kilmore Quay
Co. Wexford
Ireland

To:
An Coimisiún Pleanála
The Secretary, An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902
Case Reference: PL26.500109
Planning Authority Case Reference: 20250962W
Planning Authority: Wexford County Council

Subject:
Appeal against the Grant of Planning Permission (Subject to Conditions)
Planning Reg. No: 20250962W
Date of Application: 05-Aug-2025
Development: Integrated Tourism Complex, Beak/Nemestown, Kilmore Quay, Co. Wexford, Applicant: Robert Roche

Date of Decision, Wexford County Council: 06-Oct-2025

Dear Sir/Madam,

We, Bernhard v. Patow and Franziska v. Patow, hereby lodge a formal appeal against the decision of Wexford County Council to grant planning permission, subject to conditions, for the above-referenced development.

We respectfully submit that the proposed Integrated Tourism Complex, even as conditioned, raises significant planning concerns that have not been adequately addressed. Our grounds of appeal are as follows:

1. Disproportionate Scale, Urbanisation, and Heritage Impact

- The permitted development would more than double the local population, placing unsustainable pressure on existing infrastructure, services, and the environment.
- The scale, massing, and architectural style are out of character with the village, threatening the integrity of 200–300-year-old thatched cottages and the unique coastal heritage of Kilmore Quay.

- The development risks severe overcrowding at local amenities, particularly Little Beach, in Kilmore Quay and would visually dominate the village, undermining its traditional character.

2. Traffic, Safety, and Accessibility

- The anticipated increase in daily vehicle movements (over 2,000 additional trips) will cause severe congestion and heighten accident risks, especially for pedestrians, given the lack of adequate footpaths and cycling infrastructure.
- Protected heritage cottages located close to the street are at risk from traffic-induced vibrations, potentially causing structural damage to these important cultural assets.

3. Environmental and Pollution Risks

- The development poses risks to protected dune and marine ecosystems, with increased noise, light, water, and air pollution threatening both human health and biodiversity.
- The conditions attached to the permission do not provide sufficient guarantees for the protection of these sensitive environments.

4. Water Security and Groundwater Depletion

- The projected water demand threatens local groundwater resources, unregistered wells, and protected habitats. The conditions imposed do not adequately mitigate these risks.

5. Infrastructure and Construction Risks

- The extension of the wastewater plant may restrict future housing and business development in the area.
- There is a high risk of construction overruns, delays, or abandonment, which could result in unfinished structures and a planning freeze.

6. Economic and Social Risks

- Should tourism demand fall short, there is a risk that properties may be converted to alternative uses that could adversely affect the village's social fabric and long-term sustainability.

Request for Further Assessment and Revision

We respectfully request that An Coimisiún Pleanála:

- Require a comprehensive revision of the development proposal, including significant reduction in scale and reconsideration of the location, to ensure compatibility with the village's infrastructure, environment, and heritage and to ensure both protection and responsible development of the unique Kilmore Quay region.
- Commission independent environmental, hydrological, and infrastructure assessments to address the outstanding risks.
- Impose binding legal and financial guarantees for all mitigation and compensation measures.
- Ensure full transparency and public participation in any future planning processes related to this site.

We believe that, even with the conditions imposed, the permitted development remains fundamentally incompatible with the scale, infrastructure, and ecological environment of Kilmore Quay and Nemestown, and poses unacceptable risks to the community and its future.

Yours faithfully,



Bernhard v. Patow & Franziska v. Patow
An Teach Oilean, Crossfarnoge, Kilmore Quay, Co. Wexford

Attachment:

- Acknowledgment of Receipt of Submission or Observation on a Planning Application

Request for Further Assessment and Revision

We respectfully request that An Commission Pleanala:

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- Commission independent environmental, hydrological, and infrastructure assessments to address the outstanding risks.
- Impose binding legal and financial guarantees for all mitigation and compensation measures.
- Ensure full transparency and public participation in any future planning processes related to this site.

We believe that, even with the conditions imposed, the permitted development remains fundamentally incompatible with the scale, infrastructure, and ecological environment of Kilmore Quay and Hempstown, and poses unacceptable risks to the community and its future.

Yours faithfully,

Bernhard v. Patow & Franziska v. Patow
An-Teach Cilean, Crossfarnoge, Kilmore Quay, Co. Wexford

Attachment:

- Acknowledgment of Receipt of Submission or Observation on a Planning Application

10 September 2025

Bernhard v. Patow
An Teach Oilean
Crossfarnoge
Kilmore Quay
Co. Wexford
Y35 VW62

ACKNOWLEDGEMENT OF RECEIPT OF SUBMISSION OR OBSERVATION ON A PLANNING APPLICATION

THIS IS AN IMPORTANT DOCUMENT

KEEP THIS DOCUMENT SAFELY. YOU WILL BE REQUIRED TO PRODUCE THIS ACKNOWLEDGEMENT TO AN BORD PLEANÁLA IF YOU WISH TO APPEAL THE DECISION OF THE PLANNING AUTHORITY. IT IS THE ONLY FORM OF EVIDENCE THAT WILL BE ACCEPTED BY AN BORD PLEANÁLA THAT A SUBMISSION OR OBSERVATION HAS BEEN MADE TO THE PLANNING AUTHORITY ON THE PLANNING APPLICATION.

PLANNING AUTHORITY NAME: **WEXFORD COUNTY COUNCIL**

PLANNING APPLICATION REF NO: **20250962W**

APPLICANT: **Robert Roche**

LOCATION: **Beak/Nemestown, Kilmore**

A submission/observation in writing has been received from **Bernhard v. Patow** on 08-Sep-2025 in relation to the above planning application which was received by the Planning Authority on 05-Aug-2025.

The appropriate fee of €20.00 has been paid.

The submission/observation is in accordance with the appropriate provisions of the Planning and Development Regulations 2001 (as amended) and will be taken into consideration by the Planning Authority in its determination of the planning application.

PP Emma Seaver

Staff Officer
Planning and Development

WEXFORD COUNTY COUNCIL

Planning Authority Stamp

TVP

Request for Further Assessment and Revision

We respectfully request that An Coimisiún Pleanála:

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- Ensure full transparency and public participation in any future planning processes related to this site.

We believe that, even with the conditions imposed, the permitted development remains fundamentally incompatible with the scale, infrastructure, and ecological environment of Kilmore Quay and Nemestown, and poses unacceptable risks to the community and its future.

Yours faithfully,

Bernhard v. Patow & Franziska v. Patow

Bernhard v. Patow & Franziska v. Patow
An Teach Oilean, Crossfarnoge, Kilmore Quay, Co. Wexford

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