3rd 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	Emilie Jost	30/10/2025	Valid	No

Issue	Participant	Representative
BP01M — English	Emilie Jost	—

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

Date 30/10/2025

Cathy Carleton, Executive Officer

Signed LM

Date 6/11/25

Lauren Simone Murphy, Administrative Assistant

Correspondence Coversheet

Payment ID: **FEE-PAY-000237**

An Coimisiún Pleanála

Section:	Processing
PA Name:	Wexford County Council

Submission Reference:	20250962W

Date:	30/10/2025
Name:	Emilie Jost ✓
Total:	€220.00 ✓

Attachments/Comment:	—

Created By:	Pádraic Keane
Channel:	By Hand

Multiple

DOD: 6/10/25

LID: 3/11/25 ✓

Name + address ✓

Ack ✓

Joyce's Farmhouse
Chapel Gradens
Kilmore Quay
Co. Wexford

The Secretary
An Coimisiun Pleanala
64 Marlborough Street
Dublin 1
D01V902

AN COIMISIÚN PLEANÁLA
LDG- Fee-Pay-00087
ACP-
30 OCT 2025
Fee: € 220 Type: Cash
Time: 10:40 By: Hand

Wednesday 29th October 2025

RE: Planning Application 20250962W / Integrated Tourism Resort Complex - Kilmore Quay

Dear Sir/Madam,

I am writing to you to appeal the decision by Wexford County Council to grant permission to planning application no. 20250962W on October 6th 2025.

You will find enclosed to this cover letter:

1. My appeal;
2. The "Acknowledgment of receipt of submission or observation on a planning application" issued to me by Wexford County Council on 29th August following the deposit of my submission that day;
3. The 220EUR fee for the submission of this appeal to An Coimisiun Pleanala.

Yours sincerely,

Emilie Jost

Appeal to the granting of planning application no. 20250962W by Wexford County Council

My reasons for appealing the granting of planning application no. 20250962W are as follow:

1. Lack of concern for the local community:

Wexford County Council granted planning permission to application no. 20250962W despite the numerous objections submitted to Wexford County Council and it is unclear if Wexford County Council adequately addressed the concerns of the local population of Kilmore Quay.
The proposed development is extremely vast in size and number of people accommodated and employed and this very vast scale plan will impact greatly the community, at many levels as highlighted further below.
It is therefore disappointing to note that both the applicant and Wexford County Council did not engage significantly with the residents of Kilmore Quay, and particularly with the residents whose houses are directly attached to the proposed plan.
One public meeting was held on 2nd May 2025 at Kilmore Quay Stella Maris but no other consultation was had prior of subsequently.

2. Lack of clarity, inconsistencies and contradictions:

Reports used by Wexford County Council to grant permission to the plan:
Having reviewed order no. P1178/25 issued by Wexford County Council on 6th October 2025 and the documents pertaining to the application, the decision appears to rely heavily on the Meinhardt and DNV reports, which were commissioned by the applicant himself.

These consultant reports commissioned by the applicants include assumptions that do not seem to be independently verified against Wexford County Council's own data and it is also important to highlight that the letter from the Department of Housing, Local Government and Heritage of 22nd September outlines concerns over inaccurate information within these reports.

The DNV reports EIAR Volume 1 Non Technical Summary Report include "mitigation measures" and "recommendations".
But these would only be effective if mandatory and policed and it remains unclear if this is the case or not.

Letter from the Department of Housing, Local Government and Heritage:
If we refer to the detailed letter by the Department of Housing, Local Government and Heritage addressed to Wexford County Council on 22nd September 2025, a number of observations and recommendations regarding the development:

a) Archaeology: A fieldwork-based Archaeological Impact Assessment should be prepared to assess the potential impact on archaeological remains in the area.
Was this report prepared and submitted to the relevant planning authority before the planning decision was made?

b) Nature Conservation: the letter notes the "*significant concerns*" in relation to the "*accuracy of the baseline information*" and significant insufficient nature of the applicant' reports in concluding that the proposed development will not adversely affect the integrity of the European conservation sites close to the development.
c) The letter from the Department of Housing, Local Government and Heritage details that some points are poorly covered and some are not addressed at all in the applicant's plan. Some of the areas of concern include bird habitats (curlews currently nest in the bank at the proposed development site), disturbance to qualifying interest species and habitats, insufficient attempt to incorporate design features to reduce collision risk, lighting and the lack of realistic mitigation measures, coastal erosion and the waste water treatment plant capacity.

It remains unclear, however, if the above points were taken into considerations at all by Wexford County Council before granting the permission to the plan.

Letter from An Taisce The National Trust for Ireland

The letter from An Taisce/The National Trust for Ireland dated 8th September 2025 and addressed to Wexford County Council refers to a number of concerns and recommendations regarding the development of the 20.3 hectares site including:

a) Scale of the Development: Extensive local concern at the scale of the development in relation to the existing historic village.
b) Traffic Impact: instructing that a "rigorous" Traffic Assessment be conducted.
c) Coastal Erosion Risk: the letter states the proposed location is identified as a site vulnerable to coastal erosion.
d) Wastewater Treatment: the capacity of the wastewater treatment plant must be able to accommodate increased volumes.
e) Habitats Directive: the letter notes that further assessment is required and points out inaccuracies in the planning documents stating that an area will not be subject to development, while in fact a new walking path will be created on this area.
f) Water Framework Directive: further assessment is required under Article 4 of the Water Framework Directive (WFD) (2000/60/EC) to determine if the proposed development will cause a deterioration of the status of a surface or ground water body etc. particularly in the operational phase.
g) Artificial Lighting Impact: the proposed development will cause artificial light pollution in this sensitive coastal area and An Taisce advises this should be closely considered by planning authorities. A cumulative assessment of light pollution should also be conducted.

It remains unclear, however, if all of the above points and recommendations have been considered by Wexford County Council before granting the permission.

The applicant's plans omits two houses:

Two of the closest houses to the proposed development (Y35 HY99 and Y35 YX31) were omitted from drawing number PP1.41 in the documents submitted by the applicant to Wexford County Council. This constitutes false and misleading information being provided to the planning authority, Wexford County Council.

If this major omission was unintentional, does it point to lack of proper due diligence exercised by the applicant and his delegates in relation to the proposed development?

The applicant's plan refers to a "Mass Path" that does not exists:
As referenced in objection letters (submissions 37 and 61) the applicant's plans include reference to a mass path which is highlighted as an access route for the proposed development. This path does not exist however.
The proposed access route is in fact across private land and then joins a privately owned lane. Access to this proposed path is completely unconsented by the owners of this land and it is unclear how the applicant's plans can include an access route on land that is not owned by the applicant and consent has not been provided by the landowners.
Did Wexford County Council look into this?

Inaccuracy in Wexford County Council's order no P.1178/25
Condition number 21 makes reference to a multi-storey car park.
However, the applicant does not include a multi-storey car park in his plan.

Fingal County Council is cited in the report
Why is there reference to Fingal County Council in the NIS report while this has nothing to do with the plan.

Contradictions with regard the plan's holiday lodges
Wexford County Council Development Plan (2022-2025) TM50 states "The development of ancillary tourist accommodation including **holiday homes on or adjoining the site will not be permitted"**.
Despite this statement the proposed development was granted planning permission for 55 "lodges" which appear to have the same characteristics as holiday homes.
Is there an explanation for the granting of planning permission by Wexford County Council which seems contradictory to their own development plan?

Site Notice
The applicant is required to remove the site notices immediately after the decision of the planning authority is given. At the time of writing the site notices remain in place. It is an offence under Section 252 of the Planning and Development Act 2000 (as amended) to contravene a requirement under the Regulations.
While this appears a minor offence it should be considered however, as following planning rules and regulations is paramount to the correct delivery of any plan.

3. The disproportionate scale of the plan:

The scale of the plan must be scrutinised at various levels:

a) Section 34 (2) (a) of the Planning and Development Act 2000 (as amended) and Policy TM48 of the Wexford County Development Plan (2022-2028) explicitly requires that "Tourism development shall be in keeping with the scale and character of the settlement".
The village of Kilmore Quay is home to 447 residents and the size of the proposed development is of the size of 29 football pitches.
Therefore the proposed development contradicts the above requirements.

b) Failte Ireland's Wexford Destination and Experience Developments Plan 2025-2030 encourages the growth of "niche" and demand-led accommodation in rural destinations. The proposed plan does not seem to follow this recommendation.
c) The viability of the proposed development, while not a direct planning concern, should however be considered carefully given the disproportionate scale of the proposed development compared to the size and character of the Kilmore Quay village.
Indeed, RTE reported recently that pre-tax losses at the 5 star Carton House hotel resort in Co. Kildare last year increased by 36% to €3.47m. And this hotel is close to Dublin and other tourist sites in Kildare and regularly hosts training camps for Ireland's men's rugby team. The site also hosted the 2024 and 2025 KPMG Women's Irish Open at the resort's O'Meara golf course. The company directors noted that the industry in which the group and company operates is "competitive and challenging".
Is a 5 star hotel resort in Kilmore Quay really viable in this competitive and challenging environment?

4. Impact on the local community and its inhabitants:

Heritage Impact
The overall size (20.3 hectares) and height (18.54 meters) are incompatible with both Wexford County Development Plan settlement and the Principles of the Architectural Heritage Protection Guidelines for Planning Authorities (DAHG 2011).
The Architectural Design Statement and EIAR Landscape Chapter 12 acknowledge the contrast between the new development and the traditional heritage built Kilmore Quay.
The proposed development would dominate the skyline and visually overwhelm the existing low rise settlement pattern of Kilmore Quay, which is defined by modest vernacular protected buildings, protected thatched cottages and a small harbour.

Construction Phase impact:
Environmental Impact Assessment Report page 13 notes that "The construction phase could also have likely negative effects in the form of air quality, dust, noise production, risk of contamination of water sources and increased number of construction-related vehicles utilising the road network." The construction phase is estimated to be 3 years.
The residents of Kilmore Quay and surroundings, and especially the residents in properties adjacent to the proposed development will be impacted over this prolonged period and this should be a cause for concern, as the decreased quality of life for local residents will be severe.

Increased traffic impact:
The village is currently negatively impacted by traffic congestion and inadequate parking, particularly during the summer months. Concerns regarding the potential unsafe traffic conditions were raised by residents at the public consultation on 2nd May 2025 and in the submissions to the plan yet no real consideration regarding this point has been taken.

The planning documents indicate a construction period of at least 3 years. This is a prolonged period of HGV and other construction vehicles using the R739 to Kilmore Quay. This will lead to deterioration of road surfaces, traffic congestion and increased risk to all road users.
Has an independent assessment been performed on the impact of this traffic on other road users?

Page 33 of the Meinhardt report states that "In reality, residents visiting the village centre are anticipated to utilise the walking and cycling infrastructure provided" while the report acknowledges that there is "limited pedestrian provision through the village.
This is an assumption that should be challenged as it seems unrealistic.

Page 45 of the Meinhardt report states that "A series of assumptions have been used to inform this assessment provided by the applicant, O'Connell Marketing and Meinhardt". Has Wexford County Council challenged these assumptions to determine if they are reasonable and likely? The Environmental Impact Assessment Report, Part 2, page 231 states an anticipated increase of over 2,000 total **DAILY** 2 way vehicle trips. The Meinhardt report then concludes that proposed development traffic is "not anticipated to have a significant operational effect on the local road network". For a village with less than 500 residents an addition of over 2,000 DAILY 2 way vehicle trips would be a significant increase in traffic.

Access through Nemestown is also mentioned in the reports provided. The road in Nemestown is extremely narrow and not suitable for the increased traffic flow that would arise.

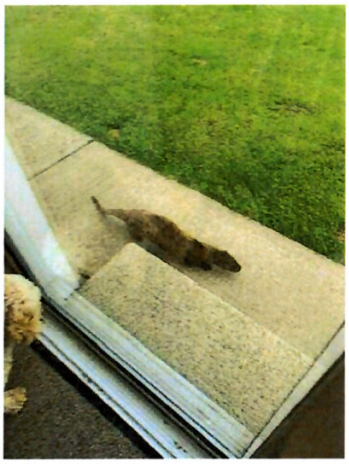
5. Environmental Impact

Special Areas of Conservation and Special Protection Areas
The plan is located within within 2km of two internationally designated site, namely:
- Ballyteigue Burrow SAC (000696) (670m west);
- Ballyteigue Burrow SPA (004020) (1.9km west);
In addition the Saltee Islands SAC (000707) are also close by.

The impact of the plan to these protected areas has not been thoroughly assessed: the AA/NIS reports are vague, non-bonding and fail to comply with Article 6(3) of the European Habitats Directive 92/43/EEC.
Also, as the report refers to "Fingal County Council" instead of Wexford County Council no credibility can be given to the report.

Protected Species ignored by the report
The otter is protected in Ireland since Wildlife Act 1976. It is a criminal offence to damage or destroy the breeding or resting place of an otter. The otter is listed on Annex II and Annex IV of the EU Habitats Directive. The DNV EIAR Volume 1 Non Technical Summary Report page 15 states "no evidence of otter was recorded along the shore line".
However many of the residents whose homes are in close proximity to the proposed hotel site have seen otters on many occasions on the shoreline here and have photographic evidence of this.
The below photos of otters where taken by local residents in close proximity to the planned site.
Therefore the report commissioned by the applicant is factually incorrect in stating there are no otters present in the area, when residents have photographic evidence to disprove this. The reasons why such a significant error could occur in the applicant's report, which was relied on by Wexford County Council when granting planning permission, is unclear.







Coastal Erosion

There is concern about coastal erosion in the area adjacent to the proposed development, and the devastating impact of this on the community has been reported in local and national press.

The application relies on outdated datasets (ICPSS 2013; NCFH) and a single day walkover survey on 13th February 2025. This fails to satisfy the requirements for "best scientific information" under CZM 35 of Wexford County Council Development Plan.

Wexford Climate Action Plan identifies accelerated erosion in Kilmore Quay, exacerbated by storms, surges and sea level rise. The development lies on soft, glacial sediments prone to erosion. Deep hotel foundations and groundwater pumping poses a risk to further destabilise an already fragile coastline.
This could then impact other dwellings adjacent to the plan.

It is also interesting to note that a Senior Engineer with Wexford County Council stated (as reported by RTE on Wednesday 10th April 2024) that "the average loss of coastline over the years was about half a metre per year, but in recent times this has increased significantly." He also advised RTE that "We can see the effects of climate change here in Wexford with the frequency of storms and the intensity of them, and we have specific objectives in our climate action plan to deal with both mitigation and adaptation".

Given the concerns noted above by Wexford County Council, has Wexford County Council conducted a thorough and conclusive investigation into the impact the proposed development will have on coastal erosion in the area?

Queries re: environment impact mitigation measures and implementation:
The Environmental Impact Assessment Report page 17 states that "Provided all mitigation measures (and enhancements) are implemented in full and remain effective throughout the lifetime of the Proposed Development, no significant residual negative effects on the local ecology or on any designated nature conservation sites are expected from the Proposed Development."
It remains unclear, however, who will be responsible for putting these measures in place and who will monitor that "all mitigation measures" are being implemented in full and remain effective throughout the lifetime of the proposed development.
The report does not state either what penalties/redress are in place where such measures are not maintained and who will be held responsible in the event the proposed development fails.

6. Water supply and waste water treatment

Water supply
Environmental Impact Assessment Report page 21 states "*However, the potential for seasonal variations in groundwater quality and capacity will be considered in the detailed design of the supply wells"*
What steps are Wexford County Council and/or Uisce Eireann taking at this planning stage to determine the impact the addition of over 440 bedrooms housing over 800 visitors, plus a leisure centre containing a bar and 2 restaurants, function/conference centre facility with capacity for 400 people, spa/leisure complex with swimming pool, will have on the water supply to residents of Kilmore Quay?
Will Uisce Eireann conduct a thorough investigation to determine the impact the proposed development will have on the residents of the village to ensure that they can provide a consistent and suitable water supply all year round?

Also, it must be noted that Wexford County Council recently refused planning permission no. 20250179 for 48 mobile homes on the following grounds: "The proposed development would require that existing wastewater treatment system and public water supply be upgraded. In addition, the granting of this application would be considered detrimental to the delivery of permanent housing, industrial and commercial development. The proposed development is, therefore, contrary to Volume 1 Chapter 7 Objective TM 53 of the Wexford County Development Plan 2022 – 2028, public health and proper planning and sustainable development of the area."

Based on this previous decision by Wexford County Council, should the plan not have been refused by Wexford County Council as well?

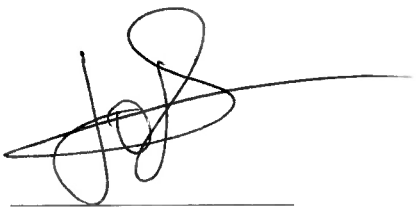
Waste Water Treatment
It is noted that the applicant will contribute to the capital cost to upgrade the wastewater treatment plant to Phase 2. Will this upgrade be sufficient to manage the additional demands the proposed development will add?
Will the pressure the development puts on the sewage system impact the availability of planning permission that may be sought in the future by local residents?

Also, one should query the fact that when Wexford County Council commissioned the building of Kilmore Quay waste water treatment plant more than 3 years ago, a piping system was installed that now can be used to serve the planned development.
However, one wonders why did Wexford County Council request this piping system to be put in place, when at the time of building the waste water treatment plan, no planning application had been made for any such large construction in the Kilmore Quay area?

Conclusion:

In conclusion, I believe that the above comments and queries show planning application no. 20250962W to Wexford County Council should be refused.

Yours sincerely,



Emilie Jost
Joyce's Farmhouse
Chapel Gradens
Kilmore Quay
Co. Wexford

29 August 2025

Emilie Jost
Joyce's Farmhouse
Chapel Gardens
Kilmore Quay
Co. Wexford

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 **Emilie Jost** on 29 August 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.

P.P. Karen O'Connor
Staff Officer
Planning and Development

WEXFORD COUNTY COUNCIL
Planning Authority Stamp

WEXFORD COUNTY COUNCI
Motor Tax
CARRICKLAWN

MERCHANT ID: *****1379
TERMINAL ID: *******7920
DATE: 01/09/2025 TIME: 12:08
BATCH: 000599-005 INVOICE: 030238
RRN: 110930576103 AUTH NO.: 155501
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SALE AMOUNT €20.00

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Wexford County Council
County Hall
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Wexford
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Wexford County Council

Receipt : "COF0534829"

Name / Address:	Emilie Jost Joyce's Farmhouse Chapel Gardens Kilmore Quay Co. Wexford
ReceiptReference:	COF0534829
Site:	001 : CASH OFFICE
D/N/U:	N
Account No:.	000001
Invoice Reference:	
Type:	CARD : Credit card
Narrative:	20250962W PLAN OBS
narrative:	
narrative	
ReceiptDate:	01-SEP-2025
Amount (EUR):	20.00

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Emilie Jost,
Joyce's Farmhouse,
Chapel Gardens,
Kilmore Quay,
Co. Wexford,
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