# 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 | John Kennedy and Catherine Langan | 30/10/2025 | Valid | No |

| Issue | Participant | Representative |
|---|---|---|
| BP01M — English | John Kennedy and Catherine Langan | — |

| 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** 30/10/2025

**Signed** LM

Lauren Simone Murphy, Administrative Assistant

**Date** 6/11/25

Correspondence Coversheet

Payment ID: **FEE-PAY-000234**

An Coimisiún Pleanála

| | |
|---|---|
| **Section:** | Processing |
| **PA Name:** | Wexford County Council |

| | |
|---|---|
| **Submission Reference:** | 20250962W |

| | |
|---|---|
| **Date:** | 30/10/2025 |
| **Name:** | John Kennedy & Catherine Langan |
| **Total:** | €220.00 ✓ |

| | |
|---|---|
| **Attachments/Comment:** | — |

| | |
|---|---|
| **Created By:** | Pádraic Keane |
| **Channel:** | Post |

DOD: 6/10/25

HD: 3/11/25 ✓

Multiple

Ack ✓

Name + address

AN COIMISIÚN PLEANÁLA
LDG- FEE-PAY-003734
ACP-
30 OCT 2025
Fee: € 220 Type: CA
Time: 9:17 By: post

An Bord Pleanála

# Planning Appeal Form

## Your details

**1. Appellant's details (person making the appeal)**

Your full details:

**(a)** Name — John Kennedy
CATHERINE LANGAN

**(b)** Address — Soldiers Cottage, the Beake, Kilmore Quay, County Wexford, Y35P400

## Agent's details

**2. Agent's details (if applicable)**

If an agent is acting for you, please **also** provide their details below. If you are not using an agent, please write "Not applicable" below.

**(a)** Agent's name — Click or tap here to enter text.

**(b)** Agent's address — Click or tap here to enter text.

## Postal address for letters

3. During the appeal we will post information and items to you **or** to your agent. For this appeal, who should we write to? (Please tick ✓ one box only.)

| | | | |
|---|---|---|---|
| **You (the appellant) at the address in Part 1** | ✓ | **The agent at the address in Part 2** | ☐ |

## Details about the proposed development

4. Please provide details about the planning authority decision you wish to appeal. If you want, you can include a copy of the planning authority's decision as the appeal details.

**(a) Planning authority**

(for example: Ballytown City Council)

Wexford County Council

**(b) Planning authority register reference number**

(for example: 18/0123)

**Planning Number 20250962W**

**(c) Location of proposed development**

(for example: 1 Main Street, Baile Fearainn, Co Ballytown)

Beake and Nemestown, Kilmore Quay, County Wexford

# Appeal details

5. Please describe the grounds of your appeal (planning reasons and arguments). You can type or write them in the space below or you can attach them separately.

**Dear Sir/Madam,**

**I am writing to formally appeal Wexford County Councils decision granting permission for the proposed Kilmore Quay Resort Development. While I deeply value the heritage, peace, and tranquility of Kilmore Quay, I also wish to set out a range of substantive planning and environmental concerns.**
**This appeal draws upon relevant provisions of the Wexford County Development Plan 2022–2028, the Precautionary Principle in Irish planning law, and the requirements of the Habitats Directive (92/43/EEC).**

**Community, Heritage and Character**

**Kilmore Quay is defined by its peace, tranquility, and unique cultural heritage. The proposed development would more than double the population of the village overnight, overwhelming the existing scale and character. Hedgerows, which are intrinsic to the natural and cultural heritage of the area and provide vital biodiversity corridors, would be at risk of destruction. The village we know today would be erased by this scale of development.**
**The design of the new hotel is out of keeping with the character and integrity of Kilmore Quay and is more suited to a city/urban area such as a city docklands office/apartments or a southern Spain/Costa del Sol type development.**
**The proposed hotel would result in a visually obtrusive and overbearing development on the village and coastal landscape. The area's location is distinctive in its natural beauty, conspicuous with its established dunes and low-rise buildings and the scale of the hotel will blight the visual**

5. Please describe the grounds of your appeal (planning reasons and arguments). You can type or write them in the space below or you can attach them separately.

**landscape of the area and be detrimental to the area's established natural ambience and coastal beauty.**

**Coastal Erosion and Climate Risks**

**The application relies on outdated datasets (ICPSS 2013; NCFH) and a single-day walkover survey (13.02.2025). This fails to satisfy the requirement for "best scientific information" under CZM 35 of the Wexford Development Plan. Wexford's 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 risk destabilising an already fragile coastline.**

**Groundwater and Hydrology**

**The Hydrogeological Assessment Report incorrectly claims no wells exist within 2 km, ignoring historic, unregistered wells still in use by local residents. The aquifer is classified as poor, with low storage and limited recharge. Tests (Oct 2024) confirm low/slow recharge. Climate impacts (summer droughts, saline intrusion risk) are not considered in the recharge calculations. The proposed extraction of 241 $m^3$/day is unsustainable and endangers private water supplies.**

**Wastewater and Sewage Capacity**

**Resort water demand equals that of over 600 households, four times local usage. With 90% returning as wastewater, the Kilmore Quay plant (capacity 1,900) would be overloaded at 2,050 persons. This would block infrastructure capacity for permanent housing and**

5. Please describe the grounds of your appeal (planning reasons and arguments). You can type or write them in the space below or you can attach them separately.

**economic development, directly contravening Objective TM53.**

**Ecological and Habitat Impacts**

**The site lies adjacent to SPAs, SACs, and NHAs. Excessive lighting and noise will disrupt migratory birds, curlews, and other protected species. Mitigation measures in the AA/NIS Report are vague, non-binding, and fail to comply with Article 6(3) of the Habitats Directive. The report's reference to "Fingal County Council" instead of Wexford further undermines credibility.**

**Privacy Laws**
**Planning Permission & Overlooking**

**In Ireland, overlooking and loss of privacy are considered as part of the planning process.**

**Local authorities (in this case, Wexford County Council) apply Development Plan guidelines that generally aim to prevent excessive overlooking of private gardens or windows.**

**Floors 3, 4 and 5 of this proposed hotel have direct visual access to my kitchen, sitting room and bedroom and indeed to every other property on the coastline facing this proposed over scaled hotel construction.**

**Transport and Access**

**The Traffic and Transport Assessment (TTA) is internally inconsistent (407 vs. 449 bedrooms), invalidating its modelling. Predicted 2,004 daily trips will overwhelm narrow rural roads (R739, L3056), which lack continuous pedestrian or cycle paths, contrary to DMURS safety principles. Coastal**

5. Please describe the grounds of your appeal (planning reasons and arguments). You can type or write them in the space below or you can attach them separately.

**path access is speculative as no landowner consent has been secured.**

**Planning, Tourism, and Socio-Economic Concerns**

**The proposed resort (449 rooms, >900 guests/night) would more than double Kilmore Quay's population (392), overwhelming community scale and character. No independent, up-to-date market demand analysis has been provided, despite recent warnings of softening demand. Loss of productive farmland undermines local food security and rural livelihoods. Rooftop facilities and lodges will overlook nearby homes, breaching residential privacy and impacting wellbeing.**

**Conclusion**

**This proposed development is environmentally unsustainable, incompatible with local infrastructure capacity, disproportionate to Kilmore Quay's scale, and contrary to multiple provisions of the Wexford County Development Plan 2022–2028. For these reasons, and in line with Irish planning law and EU environmental protections, I respectfully wish to appeal Wexford County Council's decision.**

**Yours faithfully,**
**John Kennedy** & catherine hangan
**Soldiers Cottage**
**The Beake**
**Kilmore Quay**
**Co. Wexford**
**Y35 P400**

5. Please describe the grounds of your appeal (planning reasons and arguments). You can type or write them in the space below or you can attach them separately.

## Supporting material

6. If you wish you can include supporting materials with your appeal. Supporting materials include:

   - photographs,
   - plans,
   - surveys,
   - drawings,
   - digital videos or DVDs,
   - technical guidance, or
   - other supporting materials.

## Acknowledgement from planning authority (third party appeals)

7. If you are making a third party appeal, you **must** include the acknowledgment document that the planning authority gave to you to confirm you made a submission to it.

## Fee

8. You **must** make sure that the correct fee is included with your appeal. You can find out the correct fee to include in our Fees and Charges Guide on our website.

# Oral hearing request

9. If you wish to request the Board to hold an oral hearing on your appeal, please tick the "yes, I wish to request an oral hearing" box below.

   Please note you will have to pay an **additional non-refundable fee** of €50. You can find information on how to make this request on our website or by contacting us.

   If you do not wish to request an oral hearing, please tick the "No, I do not wish to request an oral hearing" box.

| | |
|---|---|
| **Yes, I wish to request an oral hearing** | ☐ |
| **No, I do not wish to request an oral hearing** | ✓ |

NALA has awarded this document its Plain English Mark
Last updated: April 2019.

Plain English
Approved by NALA

10 September 2025

John Kennedy & Catherine Langan
Soldiers Cottage
The Beake
Kilmore Quay
Co. Wexford
Y35 P400

**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 **John Kennedy & Catherine Langan** on 07-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.

WEXFORD COUNTY COUNCIL

PP Emma Seaver

Staff Officer
Planning and Development

Planning Authority Stamp