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 and Lorraine Smiley	29/10/2025	Valid	No

Issue	Participant	Representative
BP01M — English	John and Lorraine Smiley	—

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-000230**

An Coimisiún Pleanála

Section:	Processing
PA Name:	Wexford County Council

Submission Reference:	20250962W

Date:	29/10/2025 + Lorraine
Name:	John Smiley
Total:	€220.00

Attachments/Comment:	—

Created By:	Seán Young
Channel:	By Hand

Multiple

DOD: 6/10/25
LID: 3/11/25 ✓

Ackv

Name + address ✓

4 September 2025

John Smiley
21 Crossfarnogue Villas
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 **John Smiley** on 4 September 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.

Staff Officer
Planning and Development

WEXFORD COUNTY COUNCIL
Planning Authority Stamp

The Secretary
An Coimisiun Pleanala
64, Marborough Street
Dublin 1
D01 V902

AN COIMISIÚN PLEANÁLA
LDG- fee-pay-000230
ACP-
29 OCT 2025
Fee: € 220 Type: cash
Time: 2.45 By: hand

Wexford County Council
Planning Application number 20250962W
Integrated Tourism Resort Complex, Kilmore Quay

We would like to appeal the planning decision granted by Wexford County Council dated the 06/10/2025 regarding the above planning application.

We are disappointed, that Wexford County Council (WCC) rapidly granted planning permission to the Resort Complex despite the numerous objections (60+) submitted to WCC. The main basis of our objection is the overpowering size of the resort compared to the size of our heritage village of Kilmore Quay. We are residents of Kilmore Quay, a village with 447 population according to the census of 2022. The hotel with 249 bedrooms and lodges with 202 bedrooms, some with more than 2 beds/room and 55 bedrooms for employees. It is an overpowering number of people to add to this small village.

Furthermore, we are concerned in particular of:

Water

Kilmore Quay is experiencing low water pressure for a long time. The resort will use 241.000 ltr/day, some of the quantity will come from wells and the remaining quantity from the mains. Private households and the fish factories will experience further deterioration of the water pressure. Reduced water pressure means less water quantity.

Waste Water Treatment Plant Capacity

Only 2 years ago Kilmore Quay got a sewage plant. The proposed resort will discharge into the WWTP. The capacity of the WWTP is sufficient for the need of Kilmore Quay. The proposed extention of the WWTP will serve the resort only, it will not serve the population of Kilmore Quay. Based on the daily water consumption of the resort of 241.000 ltr the extended WWTP will reach a maximum load, maybe even overload. As a consequence, no further development in Kilmore Quay will be possible, no new houses, no development to support the local fishing industry.

Habitats Directive

Planning authorities should give recognition to the ecological value of wildlife, fauna, birds and animals. The habitat directive article 6(3) and the Birds Directive article 4 (4) should be considered in respect of the hotel development.

The shoreline between St. Patrick's Bridge and the Little Beach is bordering on the Saltee Island SAC (000707), The bank is part of the Saltee Island SAC. It needs protection, not a huge hotel resort, who's occupants will find ways to the delicate shoreline in order to walk to Kilmore Quay. Any marine life in the tide pools in this area will be destroyed with the increase in foot traffic.

Coastwatch Ireland has monitored a growing sea grass patch at the St. Patrick's bridge. Sea grass isn't protected but should it be destroyed by the run off during such a major construction project?

Coastal Erosion Risk

Erosion is very visible when walking along the bank. The foundations of the proposed hotel complex will alter the water flow and thus the structure of the bank. During low tide sweet water can be seen pouring and bubbling out of the bank and the seabed. The change within the bank structure will give concern for further and faster erosion.

Light Pollution

The Tomhaggard Clean Coast Group organized in early September 2025 a Dark Skies Lantern Walk in Kilmore Quay to point out the importance of a dark sky for humans and animals. It hosted a lecture during the Connections Festival given by Dark Sky Ambassador, Marina Mulligan. She described the detrimental effects of light at night on sea algae which has a knock down effect on all sea life. These algae aren't on a protected list but when does something have to get destroyed before we protect it?

The proposed resort will cover more than 20 ha and the complete area will be lit from street lights and other outside lights. Even if they meet current lighting recommendations, more light will be emitted from the hotel itself and the many lodges. That will cause disorientation and in cases death for uncounted insects and birds, besides the possible cause of mental stress to humans living in the village.

Dark Sky Ireland is promoting a dark sky for humans and animals alike. This development will contravene the efforts of Dark Sky Ireland during the construction phase and the operational phase.

Traffic Concerns

Between construction and when the hotel is up and running, the additional traffic that will travel up and down the R739 will be increase dramatically. It is a two-lane road running through two villages. The amount of increased traffic for Kilmore and Ballycogly is unthinkable. All roads leading to Kilmore Quay are rural two-lane winding roads. They are not built for such heavy constant traffic. Although it does not affect us directly, we feel for the homes and business along these routes.

Oversized development

This hotel resort with all its negative implications like constant light pollution, increase in traffic without proper infrastructure, additional movements on our fragile coasts and dunes, irreversible consequences for birds and animals on land and sea, is not the right fit for Kilmore Quay. No feasible ground is given for locating this in Kilmore Quay. This development may make Board Failte and the land owner very happy but no consideration was given to Kilmore Quay's inhabitants. There is a lack of unique selling points throughout the year to warrant such a development, particularly in winter. Kilmore Quay is very different to other village with its low rise thatched cottages, the vernacular architecture and the active fishing industry. The hotel with a height of approx. 20 meters will be built at the highest point in the village, overlooking the entire village. The negative visual impact from the sea and the land will be profound and overbearing, creating an incongruous intervention and an overdevelopment of the site. Many new hotels and buildings have been designed to blend with the locality; this one does not.

This is a heartfelt plea from 2 members of Tomhaggard Clean Coasts group. We are out cleaning the beaches weekly with them in the summer and monthly in the winter. Together we have hauled many tons of plastic, glass, metal, fishing nets and more off this coastline. We are working to help save our fragile marine life and beach by picking up all that floats in or left behind by beach users. You must be able to understand the threat this massive hotel brings to the local environment that we are trying so hard to keep alive for all now and in the future.

Laurianne Smiley D'Arcy John Smiley D'Arcy

Comhairle Contae Loch Garman

Comhaltas Fleadh Cheoil na hÉireann 2024 - 2025 Wexford

Wexford County Council

4 September 2025

Lorraine Smiley
21 Crossfarnogue Villa
Kilmore Quay
Co. Wexford

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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 **Lorraine Smiley** on 4 September 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.

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Staff Officer
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