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	Marian Doyle	29/10/2025	Valid	No

Issue	Participant	Representative
BP01M — English	Marian Doyle	—

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 dm
Lauren Simone Murphy, Administrative Assistant

Date 6/11/25

Correspondence Coversheet

Payment ID: **FEE-PAY-000228**

An Coimisiún Pleanála

Section:	Processing
PA Name:	Wexford County Council

Submission Reference:	20250962W

Date:	29/10/2025
Name:	Marian Doyle
Total:	€220.00 ✓

Attachments/Comment:	—

Created By:	Seán Young
Channel:	By Hand

DOD: 6/10/25

LD: 3/11/25 ✓

Multiple

Name + address ✓

Ack ✓

AN COIMISIÚN PLEANÁLA
LDG- fee-pay -000228
ACP-
29 OCT 2025
Fee: € 220 Type: cheque
Time: 2.45 By: hand

5 September 2025

Marian Doyle
Sunnyside
Kilmore Quay
Wexford
Y35 H4C2

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 **Marian Doyle** 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.

P.P Karen O'Connor

Staff Officer
Planning and Development

WEXFORD COUNTY COUNCIL

Planning Authority Stamp

The Secretary
An Coimisiun Pleanála
64 Marlborough Street
Dublin 1, D01 V902

From: Marian Doyle, Sunnyside, Kilmore Quay, Co. Wexford Y35H4C2

28.10.2025

Appeal against Grant of Permission by Wexford County Council

Planning Application Number: 20250962 W
Applicant: R. Roche
Location: Kilmore Quay, County Wexford
Proposed Development: Integrated Tourism Resort Complex comprising hotel, leisure facilities, accommodation, access roads, parking, and ancillary works.

1. Introduction

This submission constitutes an appeal under **Section 37(1)** of the **Planning and Development Act 2000 (as amended)**.

The appellant is a [resident / local stakeholder / community group] concerned with the **environmental integrity, infrastructure capacity, and sustainable development** of Kilmore Quay and its coastal environment.

2. Grounds of Appeal

2.1 Conflict with Development Plan and Overdevelopment

The proposed scale and intensity conflict with:

- **Objective TM07 & TM09 (Wexford County Development Plan 2022–2028)** – ensuring tourism development is appropriate to its location and scale.
- **Objective EN11** – protect coastal landscapes and character from inappropriate development.
- **Objective RS03** – protect the distinctive character of Kilmore Quay.

The development would constitute overdevelopment, visually dominate the settlement, and undermine local amenity and tourism balance.

2.2 Coastal Erosion, Flooding, and Climate Resilience

Kilmore Quay is vulnerable to **coastal erosion, tidal flooding, and storm surge**.
The application does not demonstrate compliance with:

- **EU Floods Directive (2007/60/EC)**
- **Planning System and Flood Risk Management Guidelines (2009)**
- **Climate Action and Low Carbon Development (Amendment) Act 2021**

Failure to adequately address **sea-level rise projections** and **erosion rates** undermines sustainable coastal management and could require future hard defences contrary to the **precautionary principle**.

2.3 Water Supply and Wastewater Disposal

The proposal risks overloading local wastewater systems, contrary to:

- **EU Water Framework Directive (2000/60/EC)**
- **Urban Waste Water Treatment Directive (91/271/EEC)**
- **EPA Code of Practice for Wastewater Treatment and Disposal Systems (2021)**

Potential contamination of coastal waters and shellfish areas is a public health concern.

2.4 Traffic, Access, and Safety

Traffic generation will severely impact the **R739** and village core.
The submitted **Traffic and Transport Assessment** is deficient in baseline data and fails to account for seasonal surges.
The development contravenes **Development Plan Objective TM08**, which requires traffic capacity analysis for large tourism projects.

2.5 Ecological and Environmental Impacts

The project is within the zone of influence of:

- **Bannow Bay SAC (000697)**
- **Bannow Bay SPA (004033)**
- **Saltee Islands SAC (000707)**
- **Saltee Islands SPA (004002)**

No robust **Appropriate Assessment (AA)** has been carried out as required by **Article 6(3) of the Habitats Directive**.
The **EIA Screening** fails to meet the scientific standards required under **Directive 2011/92/EU (as amended by 2014/52/EU)**.

Impacts on biodiversity, light pollution, and marine habitats have not been properly assessed.

2.6 Precedent and Cumulative Impact

The proposed resort would set a **negative precedent** for intensive commercial development along the south Wexford coast.The cumulative effect would erode the integrity of coastal ecosystems and undermine national and EU biodiversity objectives.

3. Conclusion and Request

The proposed development:

- Contravenes national and EU planning and environmental legislation;
- Fails to comply with the Wexford County Development Plan 2022–2028;
- Endangers public health, coastal stability, and ecological balance; and
- Is contrary to the proper planning and sustainable development of the area.

Accordingly, I respectfully request An Bord Pleanála to refuse permission for Planning Application 20250962 W.

4. Enclosures

1. Copy of Wexford County Council Decision Notice
2. Appeal Fee (€220)