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	Rosemary Spelman	29/10/2025	Valid	No

Issue	Participant	Representative
BP01M — English	Rosemary Spelman	—

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-000229**

An Coimisiún Pleanála

Section:	Processing
PA Name:	Wexford County Council

Submission Reference:	20250962W ✓

Date:	29/10/2025
Name:	Rosemary Spelman ✓
Total:	€220.00 ✓

Attachments/Comment:	—

Created By:	Seán Young
Channel:	By Hand

DOD: 6/10/25

LID: 3/11/25 ✓

Name + address ✓

Ack ✓

Multiple

9 September 2025

Rosemary Spelman
5 The Ranch
Rosslare Strand
Wexford
Y35 FY88

AN COIMISIÚN PLEANÁLA
LDG- fee-pay -000229
ACP-
29 OCT 2025
Fee: € 220 Type: Cheque
Time: 2.45 By: hand

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 **Rosemary Spelman** on 06-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

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

Re: Appeal against Grant of Permission by Wexford County Council

Planning Application Number: 20250962W
Applicant: Robert Roche

Location: Beak/Nemestown, Kilmore Quay
Nature of Development: Intergrated Tourism Resort Complex, Kilmore Quay

I wish to appeal the decision of **Wexford County Council** to grant permission for the above application. I am an interested party who made a submission on the original application.

Grounds of Appeal

Non-Compliance with Development Plan
The proposed development is contrary to the **Wexford County Development Plan 2022–2028**, particularly in relation to e.g., rural housing policy, landscape protection, flood risk zoning, etc.

Inadequate Environmental Assessment
The Council failed to properly consider the potential environmental and ecological impacts of the proposal, especially regarding e.g., water quality, habitats, protected species, etc.

Traffic and Road Safety Concerns
The proposed development would endanger public safety and make walking within Kilmore Quay dangerous due to a lack of foot paths and road width.

Residential Amenity and Character
The oversized development would seriously injure the amenities of the area and the visual character of the heritage village of Kilmore Quay with its many thatched cottages, contrary to proper planning and sustainable development principles.

Precedent and Cumulative Impact
Granting this permission would set an undesirable precedent for similar developments in the area, leading to cumulative adverse impacts on e.g., local infrastructure, visual amenity or community cohesion.

Ecological and Environmental Impacts

The site and its surroundings are environmentally sensitive. There is an inadequate assessment of potential impacts on:

Habitats, flora, and fauna, Watercourses and groundwater, Biodiversity and Natura 2000 sites

This contravenes the requirements of the **EU Habitats Directive (92/43/EEC)** and **Birds Directive (2009/147/EC)**. The **Appropriate Assessment (AA)** and **Environmental Impact Assessment (EIA)** screening are deficient and do not meet the standards required by **EU Directive 2011/92/EU (as amended by 2014/52/EU)**.

Medical Facilities

Medical facilities are under huge strain in the area of Kilmore Quay. Bridgetown Surgery is closest to Kilmore Quay and doesn't accept new patients due to a lack of medical personnel and capacity.

Garda Station in Kilmore Quay

The local Garda Station in Kilmore Quay is part time attended only.

I respectfully request that An Coimisiun Pleanála to refuse permission for the proposed development on the grounds outlined above.

Rosemary Spelman

5, The Ranch

Rosslare, Y35FY88