# rd 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 | Therese Maddock | 29/10/2025 | Valid | No |

| Issue | Participant | Representative |
|---|---|---|
| BP01M — English | Therese Maddock | — |

| 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-000226**

An Coimisiún Pleanála

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

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

| | |
|---|---|
| **Date:** | 29/10/2025 |
| **Name:** | Therese Maddock ✓ |
| **Total:** | €220.00 ✓ |

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

| | |
|---|---|
| **Created By:** | Seán Young |
| **Channel:** | By Hand |

Multiple

DOD: 6/10/25

LID: 3/11/25 ✓

Name + address ✓

Ack ✓

Therese Maddock & Maddock Family

13 Ard na Ba,

Kilmore Quay,

Co. Wexford

Y35 FE84

28/10/2025

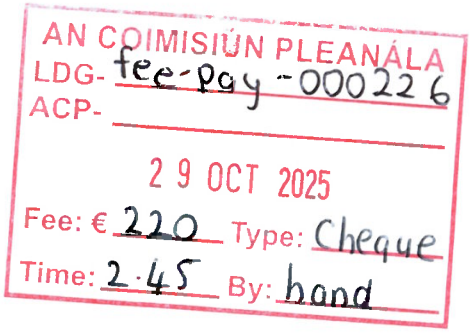
The Secretary

An Coimisiun Pleanala

64, Marborough Street

Dublin 1

D01 V902




Planning Application number 20250962W Wexford County Council

Applicant: Robert Roche

Integrated Tourism Resort Complex, Kilmore Quay

We wish to appeal the planning decision granted by Wexford County Council on the 06.10.2025 regarding the above planning application.

We are amazed that such a huge hotel complex would be granted permission in this area. It will be built on top of the existing quiet fishing village of Kilmore Quay. We are not against some development in an organic way, but to impose this huge development on the village and with future huge developments already in the pipeline, we are in shock. The resort would be like a new 'village' encroaching on our own village which has grown slowly over hundreds of years, where the new one will be built in under 10 years. We cannot see the reason for such a huge development. There are already 2 barely functioning small hotels in the village.

The whole reason people live here and visit here is because it is a nice quiet, old worldly area, with charm and spirit and small thatched cottages, beaches, harbour, fishing and visits to the Saltee Islands.

A new hotel resort almost the size of the village itself will change this area forever.

We the people who live and have always lived in this village waited 40 years for a water treatment plant to be built. Always at the last minute the monies for it were allocated to a different area. We were always told no housing or development could happen in the area until we had a treatment plant. Now we have a water treatment plant, and this huge plan for a hotel was put forward in August 2025 and accepted in a period of one month. In this area where nothing could be built for the lack of infrastructure for so long it is baffling that such a large project would be accepted so fast. Is this because the land was given to the County Council for the treatment plant by the developer giving him priority over anything/anyone else in the area.

If you build and build and build, then you also need the infrastructure to do so. With money and land, you can do that, but at what cost to the local people, their way of life and the environment and wildlife? We live in a small village, not an industrial town and that is either our choice or our heritage.

There's an art to living in a small coastal area. The roads are slow and very winding, so you go slow. On a busy sunny Sunday when there's an influx of people, you choose the quieter path to walk on. I like to walk from the Quay to the Bridge. This is exactly where this Hotel resort complex will be. It will impact our area of quiet in nature next to the sea, with St. Patrick's Bridge of huge geological importance jutting out into the sea. I don't want to lose this area as the quite peaceful place it is. Our Summers are busy, and our winters are bleak and quiet. With this huge complex full of visitors who have no connection to the life of the village, they will want to see every nook and cranny, walking all over the place, the still of nature will be gone. The footfall on our coastal areas will increase, our dune systems, our special areas of conservation, our natural ecosystems will all be compromised. There are local groups trying to preserve and conserve, and developers come wanting to build and develop and make money.

We stood back and let smaller developments happen and it crushed the soul of the village. Young couples who help to form a strong community have had to leave the area to find housing. The older people have no heart to object. They just say they won't be around to see it.

I have lived my whole life here; I love where I live. Can we really stand back and allow the area to be transformed beyond our recognition.

The new huge imposing buildings are not in keeping with the rest of the village which has up to now been known for its thatched cottages. The largest building in the village for many years has been St. Peter's Church.

The large buildings may have a serious impact on nature in the area. Birds, otters, bats, and coastal rockpools being disturbed are likely outcomes of the buildings

themselves and the added tourism to this remote location of the village. We are already upset with all the lights on the water treatment plant which have been on constantly at times. More Manx shearwaters have been recorded crash landing in the village having been disorientated by artificial lights.

The increased stress on the infrastructure in the area would also be a negative downside for the village. The narrow winding roads become more dangerous during tourist seasons as people are not used to the conditions of the roads. This issue would increase if the hotel was successful. Visitor vehicles drive in the middle of the road, using the white line as their central marker.

The water in the area has had many issues over the years with low pressure and poor quality being among them. The added pressure of a hotel especially one equipped with a pool facility is likely to exacerbate this issue without major improvements in the wider areas around Kilmore Quay.

The sewage treatment plant so long waited for will have its usage doubled which may not have been accounted for when it was built. This would likely mean that further upgrades would be necessary causing more disruption to village life as freshly paved roads are reopened solely to accommodate this new development.

With precedence from other developments which have not worked out or had the desired positive effect on this village, I strongly object to this new proposed development.

Sincerely,

Thérese Maddock.

Therese Maddock

Sincerely,

Theresa Nyadock

4 September 2025

Therese Maddock & Maddock family
13 Ard Na Ba
Kilmore Quay
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 **Therese Maddock & Maddock family** 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.

Staff Officer
Planning and Development

WEXFORD COUNTY COUNCIL

Planning Authority Stamp