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	U Bohle	29/10/2025	Valid	No

Issue	Participant	Representative
BP01M — English	U Bohle	—

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 JM
Lauren Simone Murphy, Administrative Assistant

Date 6/11/25

Correspondence Coversheet

Payment ID: **FEE-PAY-000231**

An Coimisiún Pleanála

Section:	Processing
PA Name:	Wexford County Council

Submission Reference:	20250962W

Date:	29/10/2025
Name:	U Bohle
Total:	€220.00

Attachments/Comment:	—

Created By:	Seán Young
Channel:	By Hand

Multiple

DOD: 6/10/25
LID: 3/10/25

Ack ✓

Name + address ✓

AN COIMISIÚN PLEANÁLA
LDG- fee-pay-000231
ACP-
29 OCT 2025
Fee: € 220 Type: cheque
Time: 2.45 By: hand

9 September 2025

U Bohle
Bastardstown
Kilmore
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 **U Bohle** on 05-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 Pleanala
64, Marborough Street
Dublin 1
D01 V902

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

I would like to appeal the grant of planning decision of Wexford County Council dated the 06.10.2025 regarding the above planning application.

Wexford County Council (WCC) granted planning permission to the Resort Complex despite the numerous objections (60+) submitted to WCC.

The issues raised in the submissions can be summarised as follows:

- Gross overdevelopment of the Kilmore Quay area
- A population increase of over 900 guests and 110 staff
- Kilmore Quay lacks the infrastructure to support such a large development
- The local road network would not be able to cope with the additional traffic movements
- Hotel and balconies in particular will overlook adjacent residential properties
- The shore area is subject to ongoing erosion
- Lack of engagement with the local community
- Economic viability of the project
- Visual impact on Kilmore Quay
- Impact on the water supply in the village
- Increase in coastal erosion
- Serious traffic and safety implications for the residents of Echo Beach Estate
- Scale of the proposed development disproportionate to Kilmore Quay
- Negative impact on the integrity on the landscape and geological features of the area
- Kilmore Quay is highly sensitive in its ability to absorb this development
- Residents will have to endure noise and light pollution
- Over-tourism may have a very negative impact on Kilmore Quay
- Development will conflict with Kilmore Quay's vernacular architecture

- Plans include mostly non local employment
- Negative impact on the electricity supply
- Potential pollution of bathing waters
- Concerns regarding the capacity of the WWTP to facilitate this development
- Proposed development will change the character of Kilmore Quay
- Transport and mobility impact not adequately assessed
- Staffing levels are unrealistic
- Assumptions such as 'to be agreed' in the NIS.
- Increased use of heavy construction traffic will pose a grave danger to other road users, in particularly pedestrians, horse riders and cyclists
- The village is currently negatively impacted by traffic congestion and inadequate parking, particularly during summer months
- Have Wexford County Council conducted a thorough and conclusive investigation into the impact the proposed development will have on coastal erosion in the area?
- It poses significant risks to local biodiversity
- Public health, particularly for children and elderly residents, due to increased pollution
- Dominate the skyline, especially when viewed from the sea and harbor
- Alter the character of the village, transforming it into a resort town
- No binding legal and financial guarantees for mitigation or compensation
- For damages to residents, farmers, and the environment
- Contradicts EU and Irish climate, biodiversity, and sustainability goals
- The proposed site for this development is bordering on some of Irelands most protected marine habitats for fish and birds
- Overlooking and loss of privacy for adjacent residential properties
- Additional traffic generated by the proposal
- This planned development is not sustainable
- Demographics of the area will change transforming Kilmore Quay into a mini town
- Due to road conditions, it is not sustainable for families to walk or cycle to the beach
- The planned Tourist Resort does not meet the needs of local residents

Many residents of Kilmore Quay feel that WCC has not adequately taken any of the above matters seriously putting the development above their concerns. The installation of a 160 mm inlet pipe was constructed, as part of the phase 1 of the WWTP construction in 2022/23 to

facilitate the connection to the proposed development (see letter of Uisce Eireann dated 15.09.2025 and WCC Planning Report dated 13.10.25, Effluent Treatment). The WWTP is located on the land which was previously owned by the developer.

The decision appears to rely heavily on the Meinhardt and DNV reports, which were commissioned by the applicant. These consultant reports include assumptions that do not appear to have been independently verified against WCC's own data. In several instances, the internal planning reports and the Appropriate Assessment Report repeat text from those studies regarding proposed mitigation measures.
The applicant fails at the first hurdle to convince of a strict and reliable implementation of all mitigation measures by not complying with WCC's requirement from the 06.10.2025 to remove the site notices immediately. All the site notices were still in place as of 25.10.2025.

A number of submissions raised concerns regarding the negative impact, breach of privacy and outsized development, which will have negative impacts on Kilmore Quay village and on the private residential homes adjacent to the proposed development. WCC states in their planning report that 'the development has been designed in such a manner that the integrity of Kilmore Quay will be maintained, negative impacts avoided and the distance between existing homes and the resort will help to avoid loss of residential amenity'. This statement is contravening the submissions, the WCC development plan 2022-28 and does not respect/ address the concerns of many residents and the adjacent residents.

U. Bohle

Bastardstown

Kilmore

25.10.2025