Normal Planning Appeal

New Case Form

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.

Planning Authority Notification Details

Notified On	Notified By	PA Contact	By Email	By Phone
—	—	—	☐	☐

Comments
—

Correspondence Details

Correspondence Type	Received From	Lodged On	Validity	Valid OH Req
3rd Party Appeal	Will & Catriona O'Flaherty	21/10/2025	Valid	No

Issue	Participant	Representative
BP01 — English	Will & Catriona O'Flaherty	—

Response Date Applicable	Number of Days Allowed	Keep Copy of Letter	Return Docs	Keep Envelope
☐	—	■	☐	■

Comments
—

Issue	Participant	Representative
Digital BP07 — English	Wexford County Council	—

Response Date Applicable	Number of Days Allowed	Keep Copy of Letter	Return Docs	Keep Envelope
■	28	■	☐	☐

Comments
—

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Case Number	Case Priority	Case Lodged On	Case EO	PA Reg. Reference
PL-500109-WX	Normal	21/10/2025	Cathy Carleton	20250962W

Correspondence Type	Received From	Lodged On	Validity	Valid OH Req
3rd Party Appeal	Will & Catriona O'Flaherty	21/10/2025	Valid	No

Issue
BP05 —

Participant
Robert Roche

Representative
SCA Planning & Development Consultants

Response Date Applicable	Number of Days Allowed	Keep Copy of Letter	Return Docs	Keep Envelope
☑	28	☑	☐	☐

Comments
—

New Case Activities

Label Pouches	Create Hard Copy File	File Cover
☐	☐	

Comments
—

Filing

Attach to File	Return to EO
☐	☐

Signatures

Signed
Cathy Carleton
Cathy Carleton, Executive Officer

Date
22/10/2025

Signed

Lauren Simone Murphy, Administrative Assistant

Date

Correspondence Coversheet

Payment ID: **FEE-PAY-000139**

An Coimisiún Pleanála

Section:	Processing
PA Name:	Wexford County Council

Submission Reference:	20250962W

Date:	21/10/2025
Name:	Will & Catriona O'Flaherty
Total:	€220.00 ✓

Attachments/Comment:	—

Created By:	Pádraic Keane
Channel:	Registered Post

DOD: 6/10/25

LIO: 3/11/25 ✓

Ack ✓

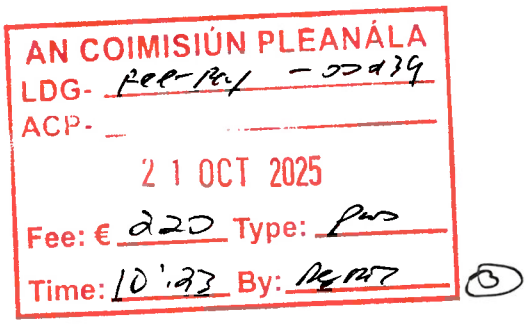
Name + address ✓

Re: Third party appeal against Wexford County Council decision relating to planning application 20250962W.

Please find enclosed the following documents to support our appeal.

- Letter of appeal
- Supporting documents.
  - Photos
  - Newspaper extracts
- Copy of WCC planning decision
- Written acknowledgement of receipt of our initial submission.
- Required fee.

Please confirm receipt of this appeal.



Regards

Will & Catriona O'Flaherty

Neamstown

Kilmore Quay

Co Wexford

Y35 HY99

Tel 087 2028106/086 2390577

oflahertyw@gamil.com

Neamstown,

Kilmore Quay,

Co. Wexford.

Y35 HY99

19th October 2025.

An Coimisiún Pleanála,

64 Marlborough Street,

Dublin 1.

D01 V902.

RE: PLANNING APPLICATION NO. 20250962W

APPLICANT NAME: MR. ROBERT ROCHE

GRANTING COUNCIL: WEXFORD COUNTY COUNCIL

Dear Sir/Madam

We are writing with regard to the granting of planning permission to the development of an Integrated Tourism Resort Complex in Kilmore Quay, Co. Wexford. – Application No. 20250962W. The application was submitted to Wexford County Council on 5th August, 2025 and planning permission was granted in its entirety on 6th October, 2025 without any alterations or adjustments.

We wish to formally express our concern and disappointment at the apparent haste with which this decision was reached. Given the enormous scale of this development and considering the potential impact on the local environment, community and infrastructure, we would have expected a more thorough and transparent review process. There appears to be a complete disregard for the sixty one submissions that were lodged with Wexford County Council including our own (Submission No. 9). These submissions highlighted many legitimate and substantive issues regarding the impact of the proposal. The blatant dismissal of these concerns by Wexford County Council raises serious questions about the adequacy of the consultation and assessment procedures in this case.

We also wish to express our deep disappointment that there was no consultation whatsoever from the applicant, Mr. Robert Roche, during the planning phase of this development. Given that our

property is closest to the proposed site being less than 2 metres from the boundary, we believe that a development of the scale warranted direct engagement with neighbouring residents.

Our objections are based on the following observations.

- The proposed development will result in a serious loss of our privacy, with direct views into every part of our family home and will completely overlook our garden. The scale of the development will visually dominate our property, creating a sense of intrusion and reducing our ability to enjoy our home as we do now. We also anticipate increased noise levels and light pollution, all of which will have a significant negative impact on our daily lives. For example:

    - Two storey Lodge No. 45 with balcony looks directly into our family home and garden.
    - Two story Lodges No 44 & 46 have balconies which offer views to the West and directly into our home and garden.
    - The westerly views from towering blocks 1 & 2 Family suites look directly into our home and garden.
    - The two-storey restaurant has a west facing balcony and looks directly into our home and garden.
    - The roof top bar of the hotel offers 360° panoramic views of Kilmore Quay and again gives direct vision into our home and garden.
    - The retention of the existing agricultural hedgerow as the boundary between our property and the development, is in our view, completely inadequate. Given our immediate proximity to the proposed access road, restaurant car park and lodges, we have serious concerns about security, privacy and potential trespass.
    - Contrary to the DNV Report, the three-year construction will cause unacceptable prolonged disruption to our family life. We will face sustained levels of noise, light pollution, vibration, dust and dirt due to our very close proximity to the site.
    - Our house (Y35 HY99) and neighbouring house (Y35 YX31) have been omitted from drawing no. PP.1.41 leading to false and misleading information.

- The scale (48,295m2) and nature of this Resort are wholly disproportionate to the existing character, vernacular heritage and infrastructure of Kilmore Quay. The village already experiences issues with limited parking, seasonal traffic congestion, and a complete lack of pedestrian footpaths. This development would significantly exacerbate these problems and place undue strain on local amenities and services. The Meinhardt Traffic and Traffic Assessment predict an additional 2004 external two way people vehicle trips per day. This increased traffic will undoubtably have a negative effect on village life.

  In addition, a pedestrian access route is proposed from the Resort to Kilmore Quay Village via Echo Beach Estate. This appears to be included solely as a convenience measure for access to the village, with no meaningful consideration for the privacy of the local residents or the safety of pedestrians, young children and cyclists. The proposed route follows the R739 road from Echo Beach Estate which currently lack footpaths and cycle lanes, thereby presenting a significant danger to all road users.

Condition 13 of the planning permission, which requires the applicant to provide details for constructing a footpath from Echo Beach Estate to the Garda Station. However, this fails to address this issue. The footpath outside the Garda Station only continues for approx. 80 metres beyond the Garda Station, after which pedestrians are forced back onto the main road. This renders the condition ineffective and in practical terms entirely meaningless.

- The proposal does not specify a hotel operator. This absence of this detail raises legitimate concerns about the integrity and intentions of a potential future operator. The commercial viability of a 5 star resort of this scale in Kilmore Quay is also very questionable. Kilmore Quay is a very small village with a population of 462 people from the last census. We don't have the mountains or lakes that Killarney and Wicklow have to offer. There is no adjoining golf course. We have a very small local beach in the centre of the village which the locals will be pushed out of, if this proposal goes ahead. To offer an example of the financial straggles current faced by the hospitality sector, RTE and the Irish Times reported on Tuesday, 26th September that pre-tax losses at the 5 star Carton House Resort Hotel in Maynooth Co. Kildare increased last year by 36% to 3.47m Euro. This is in spite of the fact that the Resort has 1100 acres of parkland, regularly hosts training camps for the IRFU and also hosted the 2024 and 2025 KPMG Women's Irish Open at the Resorts O'Meara golf course. (Please see attached RTE and Irish Times articles). Giving this as an example of the financial hardships faced by an established and world renowned Resort which is operated by the Fairmount Group, we feel it is essential that full details regarding an intended operator and a clear realistic business plan are disclosed and thoroughly assessed prior to even considering this application.

  Kilmore Quay has already experienced the failure of two hotels, both of which serve as cautionary examples. The addition of a new large scale resort, without clear evidence of demand or long term viability risks becoming yet another unsuccessful venture. This could potentially lead to another vacant property or being repurposed.

- We respectfully disagree with several findings in the Environmental Study conducted by DNV. Specifically, the assertion that the proposed development will not have a negative visual impact on the village and surrounding landscape is, in our view, entirely inaccurate. The reality is quite the opposite: the resort will have a significant and detrimental visual impact on the area. The development is planned for an exposed, south facing site, which makes any attempt to soften or screen its presence with shrubbery or hedgerows virtually ineffective. With a height of up to 21 metres, the building will be highly visible – particularly from sensitive and iconic local vantage points such as the end of the old pier, the East pier and the top of the marina. Furthermore, the proposed contemporary architectural style is entirely out of character with the traditional aesthetic of the village. Rather than blending into its surroundings, the structure would stand out in stark contrast, undermining the visual and cultural integrity of the area.

- Inaccurate information is provided regarding the presence of wildlife including the otter. Otters are protected in Ireland by both national legislation, primarily the Wildlife Act 1976 and the Wildlife Amendment Act 2000 and also by European Law under the Habitats Directive. DNV claim there are no otters in the vicinity of the site and its shoreline. We know this to be untrue. We live in the adjoining property to the site and sea otters are

present and do visit our garden. In order to reach our property, they must cross the proposed development site. (Please see attached photos). DNV also dismiss the significance of Buzzards in the area and the fact that they use the proposed site for prey. (See attached picture) These birds are fully protected in Ireland under the EU Birds Directive and under the National Wildlife Act 1976. It is unsure if they nest in the area but there would be a clear disturbance to their habitats should the development proceed. These omissions and disregard for the local wildlife would make you further question the integrity of the DNV report.

- The Preliminary Coastal Erosion Assessment carried out by IE Consultancy uses data from OPW Coastal Protection Strategy Study 2013. This data we believe is out of date as coastal erosion has increased exponentially in the last 12 years and is very visible within the Neamstown area and neighbouring Ballygrangans, Seaview and Ballyhealy. This risk is further underlined by the ongoing costal armouring works by WCC and the OPW in Seaview which demonstrates a clear recognition by authorities that costal erosion poses a serious imminent threat. Furthermore, the EI consultancy report itself acknowledges evidence of foreshore embankment erosion and slippage at the proposed development site, reinforcing the point that the site is vulnerable. Run off water from the proposed resort will only worsen matters.

  With the increasing impacts of climate change including more frequent and severe storms, rising sea levels and unpredictable weather patterns, the rate of coastal erosion is expected to accelerate. It is therefore inconceivable that WCC would approve planning permission based on outdated data and without incorporating up to date coastal risk assessments.

  Unless there is a comprehensive plan to armour the entire coastline from Kilmore Quay to Carne, no further development should be permitted within 200 metres of the foreshore. In the absence of such a strategy, this buffer zone would serve as a time reasonable and precautionary measure to reduce the risk of damage to new properties from coastal erosion and rising sea levels.

- In 2019, planning permission was granted for a new sewage treatment plant serving Kilmore Quay, located in Neamstown (Application No. 20191633) which is now operational. The site of this plant lies within the same area as the proposed development and on land owned by the current applicant. Infact the proposed resort development effectively wraps around the existing sewage treatment plant.

  However, the facility has a maximum capacity of 850 people. The scale of the proposed development would significantly exceed this capacity. Condition 22 of the planning permission stipulates that the applicant or developer shall enter into water and wastewater connection agreements with Irish Water prior to the commencement of this development. Notably, it does not clearly require the applicant or developer to fund any necessary expansion of the sewage treatment plant to accommodate the additional demand generated by the proposed resort.

  Also, from a planning perspective, the siting of a five-star luxury resort immediately adjacent to, and effectively surrounding, a wastewater treatment plant is highly questionable. This

arrangement raises valid concerns about the appropriateness of the location and its long-term suitability for a development that's intended to offer a premium visitor experience.

On the 9th April of this year, planning permission was refused to applicant no. 20250179 on the basis of insufficient capacity of the sewage treatment plant in Neamstown. Why was the application for the Resort not subject to the same conditions?

- There are also serious concerns regarding the reliability and adequacy of existing utility infrastructure in Kilmore Quay, particularly in context of the proposed development.

Electricity Supply
The electricity supply in the area has been subject to frequent outages, raising legitimate concerns about the current capacity and resilience and its ability to support a development of this scale without significant upgrading and reinforcement of the local network. The planning application provides no clear evidence of consultation with ESB networks or any indication that infrastructural improvement's will be implemented prior to or alongside the development.

Water supply
The existing water supply infrastructure in the Kilmore Quay area is already under considerable strain, with ongoing issues related to capacity, water quality, and low pressure, particularly during periods of high demand and in the summer months. This situation was formally acknowledged by Uisce Éireann, which implemented a Water Conservation Order *(hosepipe ban) across County Wexford from Saturday, 26th July 2025, to Tuesday, 16th* September 2025.

It is not evident from the planning application that adequate provision has been made to ensure a consistent and sufficient supply of water to the proposed resort, without compromising the existing level of service provided to current residents and businesses in the area.

The main water supply serving Kilmore Quay originates in Fardystown, running through Kilmore and along the R739 before reaching Kilmore Quay village. In recent years, this section of the network has suffered multiple significant leaks, leading to repeated service disruptions and emergency repair works. These ongoing issues strongly indicate that the infrastructure is reaching the end of its operational life and is not capable of supporting the substantial additional demand that a development of this scale would generate.

Furthermore, there are currently no plans by Uisce Éireann to upgrade this system, raising *serious concerns about the long-term reliability and sustainability of the water supply*, both for the proposed resort and the wider community.

Conclusion

We respectfully urge An Coimisiún Pleanála to overturn the decision by Wexford County Council to grant planning permission for this development, based on the following serious concerns.

- A total loss of privacy for the neighbouring homes, including ours, due to the proximity, height and orientation of the proposed building.
- Unsustainable pressure on existing water, sewage and electricity infrastructure which is already at full or near capacity.
- Increased traffic volumes and pedestrian safety risks, particularly along the R739 which currently lacks safe walking and cycling infrastructure.
- Significant visual and environmental impact on a sensitive coastal area, including disruption to protected species and habitats.
- Reliance on outdated data in key assessments, particularly concerning coastal erosion which has visibly worsened in recent years.

Furthermore, the unusually swift approval of such a large scale and complex development with minimal modifications or conditions, raises legitimate concerns about the level of scrutiny applied. The process suggests a lack of impartiality and close collaboration between the planning authority and the applicant, which in itself should warrant a full and independent reassessment.

Yours sincerely

Will O'Flaherty

Catriona O'Flaherty

Business

Losses at Carton House hotel in Kildare rise 36% to €3.5m

Revenues at the golf resort rise 8% to €22.8m

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Carton House

Gordon Deegan

Tue Sept 16 2025 - 16:17

Pretax losses at the five-star Carton House hotel resort in Co Kildare last year increased by 36 per cent to €3.47 million.

Accounts for Belmullet Hospitality Group Ltd, the company that operates Carton House Hotel, Golf and Spa Resort on 1,100 acres of parkland near

Maynooth, show that the business recorded the increased losses despite revenues rising by 8 per cent to €22.78 million.

The resort has regularly hosted training camps for the Irish men's rugby team and the venue enhanced its reputation in the sporting arena when hosting the 2025 and 2024 KPMG Women's Irish Open at the resort's O'Meara golf course.

In the year under review, the KPMG Women's Irish Open attracted almost 40,000 spectators and an analysis carried out by sponsors, KPMG showed that the 2024 tournament alone contributed an estimated €7 million in direct spending, across food, drink, accommodation, event suppliers, rental activities, construction, and utilities.

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While revenues rose the group's operating losses increased by 55 per cent from €1.66 million to €2.58 million in 2024.

[Carton House returns to operating profit as revenues more than double]

The loss included non-cash depreciation costs of €2.2 million and the pretax loss included interest charges of €884,833.

ADVERTISEMENT

Numbers employed by the resort last year decreased from 308 to 295 as staff costs increased by 8 per cent to €10.97 million.

A note attached to the accounts states that the owners "are committed to maintain significant investment and support to this valuable asset and business over the coming years, by funding working capital, interest commitments and debt repayments as required".

The book value of the group's fixed assets at the end of 2024 totalled €69.37 million.

The hotel resort was sold by the Mallaghan and Kelly families to Irish American businessman John Mullen for around €57 million in 2017 and it reopened and relaunched in June 2021 as a Fairmont managed hotel.

On the risks facing the business, the directors "the industry in which the group and company operates is competitive and challenging, however the directors have a detailed knowledge and experience in this sector".

At the end of December last, the group had shareholder funds of €29.92 million, comprising share capital of €57 million offset by accumulated losses of €27.07 million.

Its cash funds decreased from €3.13 million to €2.96 million. The business owed €16.8 million in a bank loan at the end of December last and €17.38 million to group undertakings.

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Gordon Deegan

Gordon Deegan is a contributor to The Irish Times

Carton House Kildare

IN THIS SECTION

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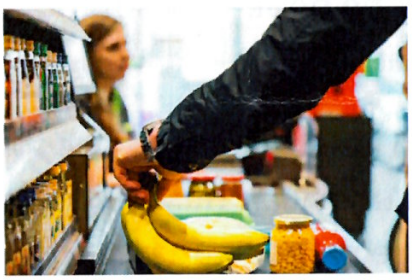

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Losses increase by 36% at Carton House Hotel resort

Updated / Tuesday, 16 Sep 2025 14:15



Carton House Hotel hosted the 2025 and 2024 KPMG Women's Irish Open

Pre-tax losses at the five star Carton House hotel resort in Co Kildare last year increased by 36% to €3.47m.

New accounts for Belmullet Hospitality Group Ltd that operates Carton House Hotel, Golf and Spa Resort on 1,100 acres of parkland in Maynooth show that the business recorded the increased losses despite revenues rising by 8% from €21.07m to €22.78m.

The resort has regularly hosted training camps for the Irish men's rugby team and the venue enhanced its reputation in the sporting arena when hosting the 2025 and 2024 KPMG Women's Irish Open at the resort's O'Meara golf course.

During the year under review, the KPMG Women's Irish Open attracted almost 40,000 spectators and an analysis carried out by sponsors, KPMG showed that the 2024 tournament alone contributed an estimated €7m in direct spending, across food, drink, accommodation, event suppliers, rental activities, construction, and utilities.

The hosting of the event added to the resort's revenues and the new accounts show that the group's operating losses increased by 55% from €1.66m to €2.58m in 2024.

The loss included non-cash depreciation costs of €2.2m and the pre-tax loss of €3.47m included interest charges of €884,833.

Numbers employed by the resort last year decreased from 308 to 295 as staff increased by 8% from €10.18m to €10.97m.

A note attached to the accounts states that the owners "are committed to maintain significant investment and support to this valuable asset and business over the coming years, by funding working capital, interest commitments and debt repayments as required".

The owners continued to invest in the business last year with the firm paying out €1.69m to acquire tangible assets and this followed an outlay of €2.16m under the same heading.

The book value of the group's fixed assets at the end of 2024 totalled €69.37m.

The hotel resort was sold by the Mallaghan and Kelly families to Irish American businessman John Mullen for around €57m in 2017 and it re-opened and relaunched in June 2021 as a Fairmont Managed Hotel.

On the risks facing the business the directors state that "the industry in which the group and company operates is competitive and challenging, however the directors have a detailed knowledge and experience in this sector".

At the end of December last, the group had shareholder funds of €29.92m made up of called up share capital of €57m offset by accumulated losses of €27.07m.

The business's cash funds decreased from €3.13m to €2.96m.

The firm owed €16.76m in a bank loan at the end of December last year and €17.38m to group undertakings.

Reporting by Gordon Deegan

A Privacy ted from RTE.ie

8 October 2025

Will & Catriona O'Flaherty
Neamstown
Kilmore Quay
Wexford

PLANNING AND DEVELOPMENT ACTS 2000-2010 (as amended)

Planning Reg No: 20250962W

Applicant: Robert Roche

Proposed: A 10 year planning permission for development of an Integrated Tourism Resort Complex. The development will consist of: A central hotel, ranging in height from 1 to 4-storeys over a lower ground floor providing 163 no. bedrooms, 42 no. family suites (84 no. bedrooms), bar and restaurants, function/conference centre facility and spa/leisure complex with swimming pool; 55 no. large family friendly tourist lodges comprising 2 no. 8-bed, 2 no. 6-bed, 21 no. 4-bed and 30 no. 3-bed lodges; Pavilion restaurant; 11 no. staff accommodation apartments providing 55 no. bedrooms in 6 no. 2-storey buildings; External sports, recreation and play facilities provided throughout the site; Refurbishment and reuse of the Beak farmstead buildings and courtyard for tourism and heritage purposes, with family lodge reception and recreation management, resort shop, café/restaurant, arts/crafts spaces; Facilities also include maintenance store, bicycle shelters, car / bus drop-off and parking, landscaped green spaces with pedestrian routes through the site, PV panels, ESB substations and pumping station; Vehicular access to the development is from the Kilmore Road (R739) with pedestrian/cycle connections into Kilmore Quay village centre and to Nemestown; A section of c.85m of new footpath is proposed connecting Echo Beach to Ard Na Ba along the R739 and a new pedestrian crossing of the R739; All associated site works and services. A Natura Impact Statement (NIS) and Environmental Impact Assessment Report (EIAR) will be submitted to the planning authority with the application

Location: Beak/Nemestown, Kilmore

2 September 2025

Will & Catriona O'Flaherty
Neamstown
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 **Will & Catriona O'Flaherty** on 02 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.

WEXFORD COUNTY COUNCIL P.P. Karen O'Connor

Staff Officer
Planning and Development

Planning Authority Stamp





