Karen
29/05/26
A.D
2:00pm

Notice under Section 126

ACP/ABP Case No: 500109

S126 notice

A Commission decision will not be made in this case before the expiration of the 18 weeks statutory objective period.

Reason: Due to the complexity arising from matters raised

Due to the complexity of the case

Due to the necessity of An Coimisiún Pleanála to issue a notice under section 131/132/137 (fill out as appropriate)

A section 126 notice with a 'revised to' date of before the _____ is approved subject to checking any recent correspondence not attached to file.

CO/DCA/DP/SAO_____ **Date** _____

K47 Authorisation

A section 126 notice issued in this case setting a revised decide by date as indicated above. A decision will not be taken by the Commission before the revised date specified in the section 126 notice.

Reason: Due to the complexity of the case

A K47 letter is approved for issue in this case. Place a target date of 6 weeks on the database within which to decide this case subject to checking any recent correspondence not attached to the file.

~~**CO/DCA/DP/ADP/SAO**~~ _____ **Date** 25/5/26

1. EO:

Issue section 126 notice/ K47 Letter as above to

_____

SEO: _____ **Date**_____

2. AA:

Please prepare BP91A Section 126 notice/ K47 letter as above to All parties

EO: Laura Goody Lawlor **Date** 27/05/26

AA: A. Delaney **Date** 28/05/26

Miscellaneous

Correspondence Coversheet

Case Number	Case Priority	Case Lodged On	Case EO	PA Reg. Reference
PL-500109-WX	Normal	21/10/2025	Karen Byrne	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

Issue BP91A — k47 Case with Inspector or at Board level

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

Comments
—

#	Participant Name	Role	Representative	Language	Info
1	Will & Catriona O'Flaherty	3rd Party Appellant	—	English	☐
2	Wexford County Council	Planning Authority	—	English	☐
4	John and Margaret Nunn	3rd Party Appellant	—	English	☐
5	Manfred Schulte-Austum	3rd Party Appellant	—	English	☐
6	Angela Hilbrecht	3rd Party Appellant	—	English	☐
7	Anthony Matthews	3rd Party Appellant	—	English	☐
8	Therese Maddock	3rd Party Appellant	—	English	☐
9	U Bohle	3rd Party Appellant	—	English	☐
10	John and Lorraine Smiley	3rd Party Appellant	—	English	☐

Miscellaneous

Correspondence Coversheet

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

#	Participant Name	Role	Representative	Language	Info
11	Rosemary Spelman	3rd Party Appellant	—	English	☐
12	Marian Doyle	3rd Party Appellant	—	English	☐
13	Lorraine Gunning	3rd Party Appellant	—	English	☐
14	Emilie Jost	3rd Party Appellant	—	English	☐
15	Helen and John Cousins	3rd Party Appellant	—	English	☐
16	Brendan O'Flaherty	3rd Party Appellant	—	English	☐
17	John Kennedy and Catherine Langan	3rd Party Appellant	—	English	☐
18	Andi McGarry and Lisa and Philippa Kinneen	3rd Party Appellant	—	English	☐
19	Robert Roche	1st Party Appellant	SCA Planning & Development Consultants	—	☐
20	Bernhard v. Patow	3rd Party Appellant	—	English	☐
21	Conor & Anne Horgan	3rd Party Appellant	—	English	☐
22	Sean Maddock	Observer	—	English	☐
23	Liam O'Flaherty	Observer	—	English	☐
24	James McMahon	Observer	—	English	☐
25	Eve & James Rochford	Observer	—	English	☐

Miscellaneous

Correspondence Coversheet

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

#	Participant Name	Role	Representative	Language	Info
26	Bettina Bohle	Observer	—	English	☐
27	Kristin Hunfeld	Observer	—	English	☐
28	Margaret Phillips	Observer	—	English	☐
29	Ellen Power	Observer	—	English	☐
30	Ulrich Marggraf	Observer	—	English	☐
31	May Bates	Observer	—	English	☐
32	Mary Marggraf	Observer	—	English	☐

Filing

Attach to File ☐

Return to EO ☐

Signatures

Signed Laura Grady Lawlor

Laura Grady Lawlor, Executive Officer

Date 27/05/2026

Signed

Abi Delaney, Administrative Assistant

Date

Our Case Number: PL-500109-WX

Planning Authority Reference Number: 20250962W

An Coimisiún Pleanála

Sean Maddock
13 Ard na Ba
Kilmore Quay
Co. Wexford
Y35 FE84

Date: 28 May 2026

Re: 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.
Beak and Nemestown, Kilmore Quay, Co. Wexford.

A Chara,

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I regret to inform you that it has not been possible to meet that revised timeline **due to the complexity of the case.**

This case will be determined as soon as practicable.

An Coimisiún Pleanála apologises for the continued delay in determining this case.

If you have any queries in the meantime, please contact the undersigned officer of the Commission at appeals@pleanala.ie.

Yours faithfully,
Karen Byrne
Executive Officer
Direct Line: 01-873-7264

BP91A

Teil	**Tel**	(01) 858 8100
Glao Áitiúil	**LoCall**	1890 275 175
Facs	**Fax**	(01) 872 2684
Láithreán Gréasáin	**Website**	www.pleanala.ie
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64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Our Case Number: PL-500109-WX

Planning Authority Reference Number: 20250962W

An Coimisiún Pleanála

Marian Doyle
Sunnyside
Kilmore Quay
Co. Wexford
Y35 H4C2

Date: 28 May 2026

Re: 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.
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Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Our Case Number: PL-500109-WX

Planning Authority Reference Number: 20250962W

An Coimisiún Pleanála

May Bates
Harbour Lights
Kilmore Quay
Co. Wexford
Y35 EY01

Date: 28 May 2026

Re: 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.
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Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Our Case Number: PL-500109-WX

Planning Authority Reference Number: 20250962W

Your Reference: Robert Roche

An Coimisiún Pleanála

SCA Planning & Development Consultants
Unit 217 Glencullen House
Kylemore Road
Dublin 10
D10 CA33

Date: 28 May 2026

Re: 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.
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Our Case Number: PL-500109-WX

Planning Authority Reference Number: 20250962W

An Coimisiún Pleanála

John and Margaret Nunn
Seascape
Kilmore Quay
Co. Wexford
Y35 HW01

Date: 28 May 2026

Re: 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.
Beak and Nemestown, Kilmore Quay, Co. Wexford.

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64 Marlborough Street
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Our Case Number: PL-500109-WX

Planning Authority Reference Number: 20250962W

An Coimisiún Pleanála

Liam O'Flaherty
Neamstown
Kilmore Quay
Co. Wexford

Date: 28 May 2026

Re: 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.
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Our Case Number: PL-500109-WX

Planning Authority Reference Number: 20250962W

An Coimisiún Pleanála

Mary Marggraf
5 Quayside Apartments
Kilmore Quay
Co. Wexford
Y35 F244

Date: 28 May 2026

Re: 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.
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Our Case Number: PL-500109-WX

Planning Authority Reference Number: 20250962W

An Coimisiún Pleanála

James McMahon
'Home Sweet Home'
The Hill
Kilmore
Co. Wexford
Y35 X6K5

Date: 28 May 2026

Re: 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.
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Our Case Number: PL-500109-WX

Planning Authority Reference Number: 20250962W

An Coimisiún Pleanála

Ulrich Marggraf
5 Quayside Apartments
Kilmore Quay
Co. Wexford
Y35 F244

Date: 28 May 2026

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Our Case Number: PL-500109-WX

Planning Authority Reference Number: 20250962W

An Coimisiún Pleanála

Kristin Hunfeld
Noackstraße 7
D-26121
Oldenburg

Date: 28 May 2026

Re: 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.
Beak and Nemestown, Kilmore Quay, Co. Wexford.

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Direct Line: 01-873-7264

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64 Marlborough Street
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Our Case Number: PL-500109-WX

Planning Authority Reference Number: 20250962W

An Coimisiún Pleanála

Conor & Anne Horgan
5 Echo Beach
Kilmore Quay
Co. Wexford

Date: 28 May 2026

Re: 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.
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64 Marlborough Street
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Our Case Number: PL-500109-WX

Planning Authority Reference Number: 20250962W

An Coimisiún Pleanála

Bernhard v. Patow
An Teach Oilean
Crossfarnoge
Kilmore Quay
Co. Wexford
Y35 VW62

Date: 28 May 2026

Re: 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.
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Our Case Number: PL-500109-WX

Planning Authority Reference Number: 20250962W

An Coimisiún Pleanála

Will & Catriona O'Flaherty
Neamstown
Kilmore Quay
Co. Wexford
Y35 HY99

Date: 28 May 2026

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Our Case Number: PL-500109-WX

Planning Authority Reference Number: 20250962W

An Coimisiún Pleanála

Angela Hilbrecht
Libgate House
Kilmore Quay
Co. Wexford

Date: 28 May 2026

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Our Case Number: PL-500109-WX

Planning Authority Reference Number: 20250962W

An Coimisiún Pleanála

Brendan O'Flaherty
Four Winds
Kilmore Quay
Co. Wexford

Date: 28 May 2026

Re: 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.
Beak and Nemestown, Kilmore Quay, Co. Wexford.

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An Coimisiún Pleanála apologises for the continued delay in determining this case.

If you have any queries in the meantime, please contact the undersigned officer of the Commission at appeals@pleanala.ie.

Yours faithfully,
Karen Byrne
Executive Officer
Direct Line: 01-873-7264

BP91A

Teil	**Tel**	(01) 858 8100
Glao Áitiúil	**LoCall**	1890 275 175
Facs	**Fax**	(01) 872 2684
Láithreán Gréasáin	**Website**	www.pleanala.ie
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64 Sráid Maoilbhríde
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D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Our Case Number: PL-500109-WX

Planning Authority Reference Number: 20250962W

An Coimisiún Pleanála

Helen and John Cousins
Kilmore House
Ballask
Kilmore
Co. Wexford
Y35 XR83

Date: 28 May 2026

Re: 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.
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Our Case Number: PL-500109-WX

Planning Authority Reference Number: 20250962W

An Coimisiún Pleanála

Eve & James Rochford
Neamestown Cottage
Neamestown
Kilmore Quay
Co. Wexford

Date: 28 May 2026

Re: 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.
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Our Case Number: PL-500109-WX

Planning Authority Reference Number: 20250962W

An Coimisiún Pleanála

Margaret Phillips
1 Saltee View
Kilmore Quay
Co. Wexford
Y35 R272

Date: 28 May 2026

Re: 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.
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Our Case Number: PL-500109-WX

Planning Authority Reference Number: 20250962W

An Coimisiún Pleanála

Manfred Schulte-Austum
The Beak
Kilmore Quay
Co. Wexford

Date: 28 May 2026

Re: 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.
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Our Case Number: PL-500109-WX

Planning Authority Reference Number: 20250962W

An Coimisiún Pleanála

U Bohle
Bastardstown
Kilmore
Co. Wexford

Date: 28 May 2026

Re: 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.
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Our Case Number: PL-500109-WX

Planning Authority Reference Number: 20250962W

An Coimisiún Pleanála

Anthony Matthews
Cilhan
Neamstown
Kilmore Quay
Co. Wexford Y35 RT18

Date: 28 May 2026

Re: 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.
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Our Case Number: PL-500109-WX

Planning Authority Reference Number: 20250962W

An Coimisiún Pleanála

John Kennedy and Catherine Langan
Soldiers Cottage
The Beake
Kilmore Quay
Co. Wexford
Y35 P400

Date: 28 May 2026

Re: 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.
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Our Case Number: PL-500109-WX

Planning Authority Reference Number: 20250962W

An Coimisiún Pleanála

Lorraine Gunning
2 Saltee View
Kilmore Quay
Co. Wexford

Date: 28 May 2026

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Our Case Number: PL-500109-WX

Planning Authority Reference Number: 20250962W

An Coimisiún Pleanála

Planning Department
Wexford County Council
Carricklawn
Wexford
Co. Wexford

Date: 28 May 2026

Re: 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.
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Our Case Number: PL-500109-WX

Planning Authority Reference Number: 20250962W

An Coimisiún Pleanála

Ellen Power
Kilmore Quay
Co. Wexford
Y35 Y1E8

Date: 28 May 2026

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Our Case Number: PL-500109-WX

Planning Authority Reference Number: 20250962W

An Coimisiún Pleanála

Rosemary Spelman
5 The Ranch
Rosslare Strand
Co. Wexford
Y35 FY88

Date: 28 May 2026

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Our Case Number: PL-500109-WX

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An Coimisiún Pleanála

John and Lorraine Smiley
21 Crossfarnogue Villas
Kilmore Quay
Co. Wexford

Date: 28 May 2026

Re: 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.
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Our Case Number: PL-500109-WX

Planning Authority Reference Number: 20250962W

An Coimisiún Pleanála

Andi McGarry and Lisa and Philippa Kinneen
The Moorings
Kilmore Quay
Co. Wexford

Date: 28 May 2026

Re: 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.
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An Coimisiún Pleanála

Therese Maddock
13 Ard na Ba
Kilmore Quay
Co. Wexford
Y35 FE84

Date: 28 May 2026

Re: 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.
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Our Case Number: PL-500109-WX

Planning Authority Reference Number: 20250962W

An Coimisiún Pleanála

Emilie Jost
Joyce's Farmhouse
Chapel Gardens
Kilmore Quay
Co. Wexford

Date: 28 May 2026

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Our Case Number: PL-500109-WX

Planning Authority Reference Number: 20250962W

An Coimisiún Pleanála

Bettina Bohle
4 Connigbeg Cottages
Seaview/Kilmore
Co. Wexford
Y35 TN22

Date: 28 May 2026

Re: 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.
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