Miscellaneous
Correspondence Coversheet

SCANNED

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.

Miscellaneous

Correspondence Coversheet

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

Correspondence Details

Issue BP70 - Xmas — Section 131 Notice – Requesting submission on matters raised by parties 30x copies

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

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	☐
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	☐

Miscellaneous

Correspondence Coversheet

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

Filing

Attach to File ☐

Return to EO ☐

Signatures

Signed Cathy Carleton

Cathy Carleton, Executive Officer

Date 17/12/2025

Signed lm

Lauren Simone Murphy, Administrative Assistant

Date 17/12/25

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: 17 December 2025

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,

I have been asked by An Coimisiún Pleanála to refer to the above mentioned appeal.

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Please quote the above appeal reference number in any further correspondence.

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Glao Áitiúil	**LoCall**	1890 275 175
Facs	**Fax**	(01) 872 2684
Láithreán Gréasáin	**Website**	www.pleanala.ie
Ríomhphost	**Email**	bord@pleanala.ie

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Baile Átha Cliath 1
D01 V902

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Dublin 1
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If you have any queries in the meantime, please contact the undersigned officer of the Commission at appeals@pleanala.ie.

Yours faithfully,
Cathy Carleton
Executive Officer
Direct Line: 01-8737203

BP70 - Xmas Enclosures

Our Case Number: PL-500109-WX

Planning Authority Reference Number: 20250962W

An Coimisiún Pleanála

Marian Doyle
Sunnyside
Kilmore Quay
Co. Wexford
Y35 H4C2

Date: 17 December 2025

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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Yours faithfully,
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Executive Officer
Direct Line: 01-8737203

BP70 - Xmas Enclosures

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: 17 December 2025

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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Cathy Carleton
Executive Officer
Direct Line: 01-8737203

BP70 - Xmas Enclosures

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: 17 December 2025

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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Yours faithfully,
Cathy Carleton
Executive Officer
Direct Line: 01-8737203

BP70 - Xmas Enclosures

Our Case Number: PL-500109-WX

Planning Authority Reference Number: 20250962W

An Coimisiún Pleanála

Liam O'Flaherty
Neamstown
Kilmore Quay
Co. Wexford

Date: 17 December 2025

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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Yours faithfully,
Cathy Carleton
Executive Officer
Direct Line: 01-8737203

BP70 - Xmas Enclosures

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: 17 December 2025

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.

Dear Sir/Madam,

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Yours faithfully,
Cathy Carleton
Executive Officer
Direct Line: 01-8737203

BP70 - Xmas Enclosures

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: 17 December 2025

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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Yours faithfully,
Cathy Carleton
Executive Officer
Direct Line: 01-8737203

BP70 - Xmas Enclosures

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: 17 December 2025

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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Executive Officer
Direct Line: 01-8737203

BP70 - Xmas Enclosures

Our Case Number: PL-500109-WX

Planning Authority Reference Number: 20250962W

An Coimisiún Pleanála

Kristin Hunfeld
Noackstraße 7
D-26121
Oldenburg

Date: 17 December 2025

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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Cathy Carleton
Executive Officer
Direct Line: 01-8737203

BP70 - Xmas Enclosures

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: 17 December 2025

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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Yours faithfully,
Cathy Carleton
Executive Officer
Direct Line: 01-8737203

BP70 - Xmas Enclosures

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: 17 December 2025

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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Yours faithfully,
Cathy Carleton
Executive Officer
Direct Line: 01-8737203

BP70 - Xmas Enclosures

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: 17 December 2025

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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Láithreán Gréasáin	**Website**	www.pleanala.ie
Ríomhphost	**Email**	bord@pleanala.ie

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

Yours faithfully,
Cathy Carleton
Executive Officer
Direct Line: 01-8737203

BP70 - Xmas Enclosures

Our Case Number: PL-500109-WX

Planning Authority Reference Number: 20250962W

An Coimisiún Pleanála

Angela Hilbrecht
Libgate House
Kilmore Quay
Co. Wexford

Date: 17 December 2025

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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Executive Officer
Direct Line: 01-8737203

BP70 - Xmas Enclosures

Our Case Number: PL-500109-WX

Planning Authority Reference Number: 20250962W

An Coimisiún Pleanála

Brendan O'Flaherty
Four Winds
Kilmore Quay
Co. Wexford

Date: 17 December 2025

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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Yours faithfully,
Cathy Carleton
Executive Officer
Direct Line: 01-8737203

BP70 - Xmas Enclosures

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: 17 December 2025

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,

I have been asked by An Coimisiún Pleanála to refer to the above mentioned appeal.

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Yours faithfully,
Cathy Carleton
Executive Officer
Direct Line: 01-8737203

BP70 - Xmas Enclosures

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: 17 December 2025

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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Yours faithfully,
Cathy Carleton
Executive Officer
Direct Line: 01-8737203

BP70 - Xmas Enclosures

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: 17 December 2025

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.

Dear Sir/Madam,

I have been asked by An Coimisiún Pleanála to refer to the above mentioned appeal.

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Yours faithfully,
Cathy Carleton
Executive Officer
Direct Line: 01-8737203

BP70 - Xmas Enclosures

Our Case Number: PL-500109-WX

Planning Authority Reference Number: 20250962W

An Coimisiún Pleanála

Manfred Schulte-Austum
The Beak
Kilmore Quay
Co. Wexford

Date: 17 December 2025

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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Cathy Carleton
Executive Officer
Direct Line: 01-8737203

BP70 - Xmas Enclosures

Our Case Number: PL-500109-WX

Planning Authority Reference Number: 20250962W

An Coimisiún Pleanála

U Bohle
Bastardstown
Kilmore
Co. Wexford

Date: 17 December 2025

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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Yours faithfully,
Cathy Carleton
Executive Officer
Direct Line: 01-8737203

BP70 - Xmas Enclosures

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: 17 December 2025

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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Executive Officer
Direct Line: 01-8737203

BP70 - Xmas Enclosures

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: 17 December 2025

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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Cathy Carleton
Executive Officer
Direct Line: 01-8737203

BP70 - Xmas Enclosures

Our Case Number: PL-500109-WX

Planning Authority Reference Number: 20250962W

An Coimisiún Pleanála

Lorraine Gunning
2 Saltee View
Kilmore Quay
Co. Wexford

Date: 17 December 2025

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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Yours faithfully,
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Executive Officer
Direct Line: 01-8737203

BP70 - Xmas Enclosures

Our Case Number: PL-500109-WX

Planning Authority Reference Number: 20250962W

An Coimisiún Pleanála

Planning Department
Wexford County Council
Carricklawn
Wexford
Co. Wexford

Date: 17 December 2025

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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Yours faithfully,
Cathy Carleton
Executive Officer
Direct Line: 01-8737203

BP70 - Xmas Enclosures

Our Case Number: PL-500109-WX

Planning Authority Reference Number: 20250962W

An Coimisiún Pleanála

Ellen Power
Kilmore Quay
Co. Wexford
Y35 Y1E8

Date: 17 December 2025

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.

Dear Sir/Madam,

I have been asked by An Coimisiún Pleanála to refer to the above mentioned appeal.

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Yours faithfully,
Cathy Carleton
Executive Officer
Direct Line: 01-8737203

BP70 - Xmas Enclosures

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: 17 December 2025

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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Glao Áitiúil	**LoCall**	1890 275 175
Facs	**Fax**	(01) 872 2684
Láithreán Gréasáin	**Website**	www.pleanala.ie
Ríomhphost	**Email**	bord@pleanala.ie

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

Yours faithfully,
Cathy Carleton
Executive Officer
Direct Line: 01-8737203

BP70 - Xmas Enclosures

Our Case Number: PL-500109-WX

Planning Authority Reference Number: 20250962W

An Coimisiún Pleanála

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

Date: 17 December 2025

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,

I have been asked by An Coimisiún Pleanála to refer to the above mentioned appeal.

The Commission is of the opinion that, in the particular circumstances of this appeal, it is appropriate in the interests of justice to request you to make submissions or observations in relation to the enclosed submission dated 1st December received from SCA Planning and Development Consultants on behalf of Robert Roche.

In accordance with section 131 of the Planning and Development Act 2000 (as amended) you are requested to make any submissions or observations that you may have in relation to this enclosure on or before **15th January 2026**. The Commission cannot consider comments that are outside the scope of the matter in question. **The provisions of section 251 of the Planning and Development Act, 2000, (as amended), relating to the holiday period between the 24th December and 1st January, both days inclusive, have been taken into account in the calculation of the response date.** Your submission in response to this notice must be received by the Commission on or before the date specified above.

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BP70 - Xmas Enclosures

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: 17 December 2025

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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BP70 - Xmas Enclosures

Our Case Number: PL-500109-WX

Planning Authority Reference Number: 20250962W

An Coimisiún Pleanála

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

Date: 17 December 2025

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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Executive Officer
Direct Line: 01-8737203

BP70 - Xmas Enclosures

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: 17 December 2025

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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BP70 - Xmas Enclosures

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: 17 December 2025

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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