S.37

File With

SECTION 131 FORM

Appeal No
PL-500109-WX

Defer Re O/H
☐

Having considered the contents of the submission dated/received **24/11/2025** from **Bettina Bohle** I recommend that section 131 of the Planning and Development Act, 2000 be/not be invoked at this stage for the following reason(s):

No new issues raised

Section 131 not to be invoked at this stage
☑

Section 131 to be invoked — allow 2/4 weeks for reply
☐

Signed
Cathy Carleton
EO

Date
17/12/25

Signed
SEO/SAO

Date

M

Please prepare BP ..... — Section 131 notice enclosing a copy of the attached submission.

To

Task No

Allow 2/3/4 weeks
BP

Signed
EO

Date

Signed
AA

Date

Observation

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.

Observation Details

Latest Appeal Lodged Date
03/11/2025

Last Date for Receipt of Observations
01/12/2025

Correspondence Details

Correspondence Type	Received From	Lodged On	Validity	Valid OH Req
Observation	Bettina Bohle	24/11/2025	Valid	No

Issue	Participant	Representative
Digital BP40 — English	Bettina Bohle	—

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

Comments
—

Filing

Attach to File ☐

Return to EO ☐

Signatures

Signed
John Cannon, Executive Officer

Date
25/11/2025

Signed
Lauren Simone Murphy, Administrative Assistant

Date
26/11/25

Correspondence Coversheet

Payment ID: **FEE-PAY-000582**

An Coimisiún Pleanála

Section:	Processing
PA Name:	Wexford County Council

Submission Reference:	NPA-OBS-005713

Date:	24/11/2025
Name:	Bettina Bohle
Total:	€50.00

Attachments/Comment:	500109

Created By:	Lauren Simone Murphy
Channel:	Online

3/11/25 : 1/12/25 - ✓

Name + address ✓

C. CARLETON

An Coimisiún Pleanála

Planning Appeal Online Observation

Online Reference
NPA-OBS-005713

Online Observation Details

Contact Name	Lodgement Date	Case Number / Description
Bettina Bohle	24/11/2025 21:06:30	500109

Payment Details

Payment Method	Cardholder Name	Payment Amount
Online Payment	B B	€50.00

Processing Section

S.131 Consideration Required

☐ Yes — See attached 131 Form ☐ N/A — Invalid

Signed

EO

Date

Fee Refund Requisition

Please Arrange a Refund of Fee of
€

Lodgement No
LDG—

Reason for Refund

Documents Returned to Observer
☐ Yes ☐ No

Request Emailed to Senior Executive Officer for Approval
☐ Yes ☐ No

Signed

EO

Date

Finance Section

Payment Reference
ch_3SX6xuB1CW0EN5FC1c0Nb1T0

Checked Against Fee Income Online

EO/AA (Accounts Section)

Amount
€

Refund Date

Authorised By (1)

SEO (Finance)

Authorised By (2)

Chief Officer/Director of Corporate Affairs/SAO/Board Member

Date

Date

S.3

File With

SECTION 131 FORM

Appeal No

ABP—

Defer Re O/H

Having considered the contents of the submission dated/received .....

from ..... I recommend that section 131 of the Planning and Development Act, 2000 be/not be invoked at this stage for the following reason(s):

.....

Section 131 not to be invoked at this stage. ☐

Section 131 to be invoked — allow 2/4 weeks for reply. ☐

Signed

EO

Date

Signed

SEO/SAO

Date

M

Please prepare BP ..... — Section 131 notice enclosing a copy of the attached submission.

To

Task No

Allow 2/3/4 weeks

BP

Signed

EO

Date

Signed

AA

Date

An Bord Pleanála

Observation on a Planning Appeal: Form.

Your details

1. Observer's details (person making the observation)

If you are making the observation, write your full name and address.

If you are an agent completing the observation for someone else, write the observer's details:

Your full details:

(a) Name: Bettina Bohle

(b) Address: 4 Coningbeg Cottages
Seaview/Kilmore
Co.Wexford
Y35TN22

Agent's details

2. Agent's details

If you are an agent and are acting for someone else **on this observation**, please **also** write your details below.

If you are not using an agent, please write "Not applicable" below.

(a) Agent's name: Click or tap here to enter text.

(b) Agent's address: Click or tap here to enter text.

Postal address for letters

3. During the appeal process we will post information and items to you **or** to your agent. For this observation, who should we write to? (Please tick ✓ one box only.)

You (the observer) at the address in Part 1	✓	**The agent at the address in Part 2**	☐

Details about the proposed development

4. Please provide details about the appeal you wish to make an observation on. If you want, you can include a copy of the planning authority's decision as the observation details.

(a) Planning authority

(for example: Ballytown City Council)

Wexford County Council

(b) An Bord Pleanála appeal case number (if available)

(for example: ABP-300000-19)

PL-500109-WX

(c) Planning authority register reference number

(for example: 18/0123)

20250962W

(d) Location of proposed development

(for example: 1 Main Street, Baile Fearainn, Co Abhaile)

Integrated Tourism Resort Complex
Kilmore Quay
Applicant: Robert Roche

Observation details

5. Please describe the grounds of your observation (planning reasons and arguments). You can type or write them in the space below or you can attach them separately.

I wish to make an observation regarding the planning decision granted by Wexford County Council on the 6.10.2025 for the above planning application. While I am not against the building of a hotel in Kilmore Quay, I am very much concerned about the sheer size of the proposed development. Not only will a 4 story building tower over the rest of the village, the 60+ proposed buildings will be able to house the whole village! There is simply no infrastructure to support this huge number of expected guests and I have great concerns about the management of water, wastewater and electricity as the current system is struggling greatly during summer months as it is already. Roads are another problem as they are congested during holiday season, with no way for added pedestrian paths or bicycle lanes and are a nightmare to navigate with momentary tourists already and are not safe for families with kids or pets, cyclists or cars.There are also major concerns about the environmental impact of the proposed hotel. The coastline borders on a protected conservation area and is prone to massive coastal erosion, there are already plans for protecting to coastline from Kilmore Quay to Roslare and the proposed 100m distance from the shore will be a concern in a few years, costing the council millions to protect.

So I really would like An Coimisiun Pleanala to carefully consider all the negative impacts a development of this size would have on the character of the village, the environment and the delicate ecosystem of our beaches when making a decision.

Kind regards Bettina Bohle

5. Please describe the grounds of your observation (planning reasons and arguments). You can type or write them in the space below or you can attach them separately.

Supporting materials

6. If you wish, you can include supporting materials with your observation. Supporting materials include:

   - photographs,
   - plans,
   - surveys,
   - drawings,
   - digital videos or DVDs,
   - technical guidance, or
   - other supporting materials.

Fee

7. You **must** make sure that the correct fee is included with your observation. You can find out the correct fee to include in our Fees and Charges Guide on our website.

This document has been awarded a Plain English mark by NALA.

Last updated: April 2019.

Plain English
Approved by NALA