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 **27/11/2025** from **Ellen Power** 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	Ellen Power	27/11/2025	Valid	No

Issue
Digital BP40 — English

Participant
Ellen Power

Representative
—

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
Cathy Carleton
Cathy Carleton, Executive Officer

Date
01/12/2025

Signed
LM
Lauren Simone Murphy, Administrative Assistant

Date
02/12/25

Correspondence Coversheet

Payment ID: **FEE-PAY-000646**

An Coimisiún Pleanála

Section:	Processing
PA Name:	Wexford County Council

Submission Reference:	NPA-OBS-005734

Date:	27/11/2025
Name:	Ellen Power
Total:	€50.00

Attachments/Comment:	500109

Created By:	Lauren Simone Murphy
Channel:	Online

Cathy

An Coimisiún Pleanála

Planning Appeal Online Observation

Online Reference
NPA-OBS-005734

Online Observation Details

Contact Name	Lodgement Date	Case Number / Description
Ellen Power	27/11/2025 13:01:55	500109

Payment Details

Payment Method	Cardholder Name	Payment Amount
Online Payment	Ellen Power	€50.00

Processing Section

S.131 Consideration Required

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

Signed _____ **Date** _____

EO

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 _____ **Date** _____

EO

Finance Section

Payment Reference ch_3SY4pbB1CW0EN5FC0Qa9kEih

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.37

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

Re: Wexford County Council Planning Application 20250962W

ACP reference PL26 500109 – Robert Roche applicant

27 November 2025

Dear Sir / Madam,

I wish to lodge a formal observation in relation to the above planning application and to outline a number of significant concerns that require clarification and reconsideration. This submission is made in accordance with the Planning and Development Act 2000 (as amended) and relevant provisions of the Wexford County Development Plan 2022–2028.

1. Height and Visual Impact – Planning Policy Conflicts

The existing communications mast in Kilmore Quay is 18 metres in height. The proposed hotel will reach 18.5 metres, making it the tallest structure in the area.

This conflicts with:

Wexford County Development Plan policies on the protection of village character and low-rise coastal settlements.

Section 28 Guidelines on Urban Development and Building Heights, which require contextual sensitivity in small settlements.

Objective to protect existing coastal views and ensure development does not materially alter the visual environment.

Given the elevated position and massing, the structure will be clearly visible from multiple public view points, resulting in a significant adverse visual impact.

2. Proposed Alterations to Echo Beach Road – Lack of Clarity and Compliance with Planning Requirements

The application proposes alterations to the Echo Beach road but does not specify who will fund these works.

Under Section 34(4)(a) of the Planning and Development Act 2000, planning authorities must ensure adequate information is provided to assess infrastructure implications.

Development must also comply with requirements for public expenditure transparency and proper planning and sustainable development.

Without detail on funding and responsibility, the proposal is incomplete.

3. Effluent Treatment

The planners report states that the application has an agreement in place with Uisce Eireann to connect a wastewater flow up to a maximum reserve capacity of 744 PE from the proposed development to the WWTP. Considering the 241,000 lt/day water consumption of the development this would constitute to approximately 2000 PE. Either there is a shortfall (where does this sewage go) or the development should only be permitted planning for 744 PE.

4. Uisce Éireann Connection Pipe – Transparency and Infrastructure Compliance

The planning file contains a letter from Uisce Éireann confirming the presence of a connection pipe from the Kilmore Quay WWTP to the application site. The applicant has not disclosed who financed or vested that pipe, nor supplied the Connection Agreement, Confirmation of Feasibility (CoF), design acceptance, or vesting/ownership records. In the interests of transparency and to ensure compliance with the Water Services Act 2007 and relevant public-spending rules, I request that An Coimisiún Pleanála require the applicant to submit, prior to determination: (a) the Uisce Éireann

Connection Agreement or Connection Offer relating to the pipe; (b) any Confirmation of Feasibility or Pre-Connection Enquiry correspondence; (c) records showing whether the pipe has been vested in Uisce Éireann (and the date of vesting) or remains privately owned; and (d) documentary evidence of who paid for design/installation (invoices / minutes / grant paperwork) and whether any public funds were used. If public funds were used, please confirm under which authority/measure and provide the relevant approvals and Public Spending Code appraisal documents." The absence of this information is a material omission.

5. Overlooking and Residential Amenity – Impact on Property at Eircode Y35 Y1E8

The proposed hotel height and orientation will result in direct overlooking of the residential property at Y35 Y1E8.

This conflicts with:

- Development Plan standards relating to the protection of residential amenity.
- General planning principles preventing overlooking, overshadowing, and loss of privacy.

Submitted visual material demonstrates that upper floors and balconies directly overlook this property.

For the reasons outlined, I respectfully submit that the application contains significant unresolved issues relating to planning law, visual impact, proper public expenditure, and protection of residential amenity. I request that these matters be fully examined and addressed before any decision is made.

Yours faithfully

Ellen Power

Kilmore Quay

Wexford Y35Y1E8