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 **20/11/2025** from **Eve & James Rochford** 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	Eve & James Rochford	20/11/2025	Valid	No

Issue
BP40 — English

Participant
Eve & James Rochford

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
John Cannon, Executive Officer

Date
21/11/2025

Signed
Lauren Simone Murphy, Administrative Assistant

Date
25/11/25

Correspondence Coversheet

Payment ID: **FEE-PAY-000521**

An Coimisiún Pleanála

Section:	Processing
PA Name:	Wexford County Council

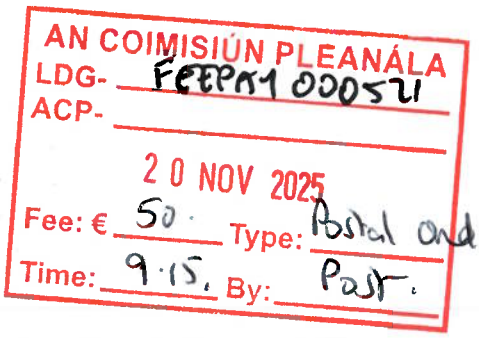
Submission Reference:	—

Date:	20/11/2025
Name:	Eve & James Rochford
Total:	€50.00

Attachments/Comment:	—

Created By:	Noeline Fitzpatrick
Channel:	Post

UD for obs: 1/12/25



James and Eve Rochford,

Neamestown Cottage,

Neamestown,

Kilmore Quay,

Co. Wexford.

The Secretary,

An Coimisiun Pleanala,

64, Marborough Street,

Dublin 1,

D01 V902

Case Reference: PL26.500109

Planning Application No: 20250962W Wexford County Council

Applicant: Robert Roche

Integrated Tourism Resort Complex, Kilmore Quay

We wish to make an observation regarding the planning decision granted by Wexford County Council on 06.10.2025, regarding the planning application above. As homeowners in Neamestown, Kilmore Quay we are not only concerned about the proposed hotel development, but also the immense size of the resort and the potential negative impact it could have on the beautiful heritage village of Kilmore Quay and the surrounding areas of outstanding natural beauty.

Heritage:

Kilmore Quay is a village of many local thatched cottages, which Wexford County Council have on their list of protected structures. We believe a resort hotel and its amenities, as close to the village as this is, will change its character and destroy the fabric of the village for the worse.

Infrastructure:

Kilmore Quay lacks the infrastructure to support such a large development, the scale of which is completely disproportionate to the village. The village, which is currently negatively impacted by traffic congestion, as well as not having enough parking facilities either to cater for current tourists and residents, in particular in the summer months. The development of this size will only add to this ongoing problem.

Coastal Erosion and wildlife:

As residents of the area, we have constantly observed coastal erosion, and we are concerned that the construction of this development will not only have adverse effects on our already fragile coastline and beaches but also on the flora and fauna of the area and their natural habitats. We are particularly concerned about the wildlife between the area of Patrick's Bridge (a natural Causeway of geological importance to the county of Wexford) and the Little Beach of Kilmore Quay.

Electricity:

As homeowners in this area, we experience many power outages throughout the year, and we wonder how the construction, building and electrical demand of a resort this size can have anything but a negative impact on an already hindered electrical supply.

Water Quality:

For the first summer in many years, the water quality of the Little Beach in Kilmore Quay has been exceptional, as we have watched many other local bathing spots in Wexford close for periods of time due to their inability to reach the water quality requirements. It's of great concern that this long-awaited water quality standard that has finally been achieved after years of hard work will be spoiled by the proceeding of this development. On the issue of water, we also ask how the recent Sewerage and Wastewater Treatment Pant (WWTP) put in could possibly cater for all this extra load that is bound to be caused by this potential development.

Noise Pollution, light pollution and road wear and tear:

Finally, we are concerned with the inevitable noise pollution coming from the additional construction traffic, the construction on site and the noise and light pollution of the completed and finished resort if it should go ahead. We are also extremely concerned with the wear and tear of our small and narrow local roads that will be caused by the heavy construction traffic and resort traffic if it should go ahead. We believe this will cause much distress to residents and have a negative impact on their wellbeing.

Kindest regards,

Eve and Jim Rochford