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 **11/11/2025** from **James McMahon** 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 | James McMahon | 11/11/2025 | Valid | No |

**Issue**
BP40 — English

**Participant**
James McMahon

**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

**Date**
13/11/2025

Cathy Carleton, Executive Officer

**Signed**
JM

**Date**
13/11/25

Lauren Simone Murphy, Administrative Assistant

Correspondence Coversheet

Payment ID: **FEE-PAY-000366**

An Coimisiún Pleanála

| | |
|---|---|
| **Section:** | Processing |
| **PA Name:** | Wexford County Council |

| | |
|---|---|
| **Submission Reference:** | 20250962W |

| | |
|---|---|
| **Date:** | 11/11/2025 |
| **Name:** | James McMahon |
| **Total:** | €50.00 ✓ |

| | |
|---|---|
| **Attachments/Comment:** | — |

| | |
|---|---|
| **Created By:** | Seán Young |
| **Channel:** | Registered Post |

500109-WX

Name + address ✓

mcmahonjim1@gmail.com
~~gilliedutton@gmail.com~~
gilliedutton@gmail.com

The Secretary
An Coimisiun Pleanala
64 Marlborough Street
Dublin 1

AN COIMISIÚN PLEANÁLA
LDG- fee Pay-000366
ACP-
11 NOV 2025
Fee: € 50 Type: cheque
Time: 9.15 By: reg post

Planning application: 20250962W Wexford Co. Co.
Applicant - Robert Roche

Integrated Tourism Resort Complex, Kilmore Quay
Co Wexford

We wish to make an observation Regarding the planning decision granted by Wexford Co. Co. on the 06/10/25.

We are Residents of Kilmore and are very concerned about this proposed Hotel development in our Village and locality, we ourselves bought a derelict stone cottage 10 years ago, Renovated it, put on an extension and are now happily Resident in a beautiful locality with many natural amenities. We understand on a smaller scale of course the need for continued growth and development in all areas of our country. As far as we can see, and which we will note further on in the Observation, this proposed development will offer little to the local community, and certainly could not

offer any benefits that will outweigh the many disadvantages it would bring.

Some of the reasons we believe this development is not suitable for Kilmore Quay

- A population increase of over 900 guests and 110 staff
- The local road network would not be able to cope with the additional traffic, both during and after the construction.
- The lack of engagement with the local community
- The negative impact on the landscape and geological features in our locality.
- The scale of the development is completely disproportionate to Kilmore Quay.
- Residents will have to endure daily disruption, during and after construction.
- This would include traffic disruption, noise and light pollution, the inability of people to be able to walk or cycle to the beach safely.
- The proposed site borders some protected marine habitats for fish and birds.
- It seems to contradict EU and Irish biodiversity and sustainability goals.
- Have Wexford Co. Co. completed a thorough investigation into the impact on coastal erosion in the area?

- It will have a negative impact on the local electricity supply.
- We have concerns about the capacity of the Waste Water Treatment Plant (WWTP) to facilitate this development.
- There appears to be lack of any binding legal or financial guarantees for any damage to Residents, farmers, businesses, and the environment.
- There is a real potential for pollution to the local water supply and swimming areas.
- The development seems completely out of sync with the local architecture and its village feel.
- We wonder about the economic viability of a development this size in this locality.

The above are some of our concerns with this proposal, and it being honest it seems like a walk down memory lane to the bad old days of developing in many of the wrong places. It just doesn't make sense to the ordinary lay person.

We certainly hope you will take these concerns into account.

Yours Sincerely,
James mc Mahon / Gillian Duffin
'Home Sweet Home'
The Hill
Kilmore, Co Wexford Y35 X6K5