SCANNED

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 **25/11/2025** from **Kristin Hunfeld** 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	Kristin Hunfeld	25/11/2025	Valid	No

Issue
BP40 — English

Participant
Kristin Hunfeld

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
26/11/2025

Signed
LM
Lauren Simone Murphy, Administrative Assistant

Date
26/11/25

Correspondence Coversheet

Payment ID: **FEE-PAY-000601**

An Coimisiún Pleanála

Section:	Processing
PA Name:	Wexford County Council

Submission Reference:	NPA-OBS-005722

Date:	25/11/2025
Name:	Kristin Hunfeld
Total:	€50.00

Attachments/Comment:	500109

Created By:	Lauren Simone Murphy
Channel:	Online

C. Carleton

An Coimisiún Pleanála

Planning Appeal Online Observation

Online Reference
NPA-OBS-005722

Online Observation Details

Contact Name	Lodgement Date	Case Number / Description
Kristin Hunfeld	25/11/2025 17:24:25	500109

Payment Details

Payment Method	Cardholder Name	Payment Amount
Online Payment	Kristin Hunfeld	€50.00

Processing Section

S.131 Consideration Required

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

Signed Cathy Carleton
EO

Date 26/11/25

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_3SXPyXB1CW0EN5FC1ZZ7sfvw

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

Kristin Hunfeld
Noackstraße 7
D-26121 Oldenburg

The Secretary
An Bord Pleanála
64 Marlborough Street,
Dublin 1, D01 V902,

25th November 2025

20250962W - Kristin Hunfeld - Third Party Observation relating to Wexford County Council PP

Dear Sir / Madam,

I wish to make an observation concerning a planned tourism development in Co. Wexford that I find worrying, way out of proportion and that I fear will have huge negative impact on the local community and nature.

Planning permission has been given by Wexford County Council dated 6th of October 2025, despite a large number of objections.

The application reference number is: 20250962W. ("10 year planning permission for development of an Integrated Tourism Resort Complex." at Beak / Nemestown, Kilmore.)

The permission to me seems to rely in large parts on what the developer claims he is going to do or provide, or on assessments / reports provided by the developer. I'm missing information on whether Wexford County Council have doublechecked and verified and put in safeguards to make sure the promises are going to be kept and mitigation measures mentioned are taken.

I have known the village of Kilmore Quay and the surrounding area since 1981 when I was eighteen years of age. I have been coming back ever since. Because of the people and the quiet, unspectacular beauty of the landscape. Because the village with the many historic buildings - whitewashed cottages - and the still working fishing harbour has kept much of its charme. And because of the absence of mass tourism and the possibilty to truly get to know local people and learn about life in a small fishing community. As opposed to "flying in and out" for a holiday and spending the holiday with hundreds of fellow tourists.

I have witnessed the changes over more than forty years, the rise and fall of the Celtic Tiger, the absence of sustainable jobs for young people as well as the times when people from other countries were needed to work on the boats, pick the apples or look after the old folk.

I have noticed over the years the increase in traffic, especially in the summer and on bank holiday weekends. It's hard to feel safe walking or cycling down the road to the pier and roundabout because of speeding cars and lorries and the absence of foot or cycle paths. Which, however, there wouldn't be space for unless you wanted to knock a few protected cottages down or the last surviving real pub in the village.

Also way back I used to cycle from Kilmore Quay to Kilmore or to Baldwinstown no problem and without fear. That is already no longer possible.

Should said hotel development be built - with all the extra car journeys involved - the small roads will become more or less unwalkable and uncyclable.

While the direction I believe in this day and age should be another one. Get more people to walk and cycle.

The development will have 449 bedrooms (in the likely event of double occupancy that'll be almost 900 people, plus 55 bedrooms for staff accommodation. Kilmore Quay has less than 500 permanent residents (2022 census).

Where are all the people going to go if they get bored hanging around the resort? Trips to Wexford, Johnstown Castle, The Hook, Waterford, Kilkenny, Dublin for the day?

An increase of over 2000 daily vehicle two-way trips is foreseen in the Environmental Impact Assessment. That is way too much for the small communities around the resort and the narrow roads.
It means more pollution, more noise, more stress for everyone. It will be detrimental to people's health and the environment.

The Meinhardt Environmental Impact Assessment Report apparently did not take the main road through the village to the harbour into account. With the explanation that only roads with an anticipated traffic increase of more than 10 % have been considered. Is it true that vehicle numbers were counted in August of 2024? Probably one of the two months of the year where traffic can be mad. Easy to say it won't be much madder than that? the height of summer is not a very good reference. I was in Kilmore Quay during the seafood festival last July and of course the village is choc-a-bloc with cars.

The developers argue that hotel and lodge residents will walk or cycle into the village. Will they, really? When they have small children, buggies, beach equipment, shopping to do? And / or in wind and rain?

And will hotel guests not go to a real beach and swim in the sea? The little beach in Kilmore Quay is very crowded on nice summer days already. It is to be feared that local people might be pushed off their own beach. The burrow beach on the other side of the village is not safe for bathing unless you're a very good and experienced swimmer and know the currents well.

The mentioned walking / cyling infrastructure (mass path) from the hotel complex into the village is yet to be constructed. Is it true the planned path it is on land that is not in the possession of the developer? Has an environmental impact assessment for such a path been submitted?

Car parking space at the planned development: total 514. Plus a new road (primary access via new priority junction with R 739). I would have thought in times of severe climate change and severe threats to biodiversity building new roads and inviting lots of extra individual traffic / car journeys is not on.

Planning is for fifty-five staff accomodation bedrooms. At the same time the project promises to bring employment to the area. How many sustainable - well over the minimum wage - jobs for local people does the project foresee?

I have noticed - in recent years - the smell of the drinking (tap) water. It has a heavy smell of chlorine. How can it be that in a country that sells an image of green fields and pristine waters to the world, they need to put large amounts of chlorine into the drinking water.

I have noticed that a lot of the time there is bad water pressure.

This July Uisce Eireann have issued a water conservation order. Their report (18th july) speakes of exceptionally warm dry weather also in Co. Wexford over a prolonged period so far in 2025" and "a critical decrease in raw water availability at several surface and groundwater supply sources."

I have noticed over the years the warnings of sewage and discharge being let out into the sea - making swimming unsafe and a rather unpleasant experience. How can you make sure there is not going to be additional pollution caused by the planned tourist complex?

How is the existing infrastructure going to cope with the proposed development (which includes a spa/ swimming pool) which is going to use huge amounts of fresh water and cause huge amounts of waste water/discharge?

Will it make the water situation even more difficult for the local community?

I understand there have been / will be upgrades in the systems but will they be enough? Will the taxpayer be asked to pay for upgrades from which mostly the hotel complex will benefit?

And (see above, Uisce Eireann): how much water can we afford to take and use and is it sustainable to encourage the use of so much more water considering the changes in weather / climate conditions.

Wexford County Council apparently rejected planning permission (no 20250179) this year for forty-eight mobile homes in a mobile home holiday park in Kilmore Quay because they (WCC) deemed the existing wastewater treatment systems and public water supply not sufficient and the proposed development contrary to public health, proper planning and sustainable development of the area.

The visual impact of the resort as far as I understand from the drawings and pictures is going to be huge, not only will the hotel complex and at night its lights be seen from the village and harbour and boats taking people to and from the Saltee Islands, it will also overlook and overshadow local peoples homes and gardens, intrude on their privacy, and thereby I would assume also lead to lesser value of their homes. The O'Connell Marketing Report states that the development will have a 360-degree panoramic view of Kilmore Quay.

It will also cause light pollution and thus cause disturbances to people and wildlife.

Is it enough to nicely explain to hotel guests upon arrival why unnecessary lighting is to be avoided? And what about noise?

The wildlife on the Ballyteigue Burrow, the Forlorn, the Saltee Islands and around Patrick's Bridge is well documented, some of it is unique, all of it is precious and a lot of it is protected by National and European legislation.

Have the reports / assessments on the impact of the planned development on nature in the area which have been put together on behalf of the developers monitored the wildlife situation year round? And have their findings been verified by independent experts / council / government bodies or agencies?

Erosion is a huge problem in coastal areas around Kilmore Quay. When I walk from the little beach in Kilmore Quay along the back beach past St. Patricks Bridge I notice that the bank going up to the fields / little lanes around Neamstown has gone back quite a bit, that the sea has taken large chunks of land already. The new hotel development would be rather close to that area. Coastal erosion seems to be continuing at a rather scary rate. That is also acknowledged in Wexford County Council's climate action plan.

Can you guarantee that a big tourist complex so close to already eroding banks will not enhance the problem?

Will people not wander down the lane to the shore to look at the sea and possibly cause more damage? also littering unfortunately is a problem, people leave cans and bottles even on the Little Beach in the village. What will be done to protect the shore and the sea? And at the same time making sure the local people can still go for their walks on the back beach and are not being fenced in (or out).

Wexford County Development Plan 2022-28 states the following:

""" Kilmore Quay is a Level 3b Strategic Settlement. Development approach for these Strategic Settlements (includes):
• Ensure that new development contributes to the creation of attractive, liveable, well-designed, high-quality settlements and the local communities enjoy a high quality of life and well-being.
• Protect and enhance amenities, heritage, green infrastructure and biodiversity in these settlements.
• Settlement Strategy Objectives: Objective CS18: To protect and promote the quality, character and distinctiveness of the county's rural towns, villages and open countryside while supporting the proportionate growth and appropriately designed development that contributes to their revitalisation and renewal and
the development of sustainable communities.
• Chapter 5: Design and Place-making in Towns and Villages:
• Objective TV08: To ensure, through the development management process and in local authority own development, that new development adds to the sense of place, quality, distinctiveness and character of our towns and villages. """

I strongly believe that the planned development is contrary to these objectives. It is going to take away much of the sense of place, distinctiveness and character of the villages - and townlands - around it. It is contrary to the objective of sustainable tourism development that I should hope Ireland / Failte Ireland has subscribed to. This resort will ruin a great part of the landscape. Lanes and fields and fences and horses and hedgerows and undisturbed views of sea and islands all being part of that landscape.

Finally: What happens if it doesn't work? I understand there is a developer but not yet a person / company who will operate the resort?
The development shall - according to Wexford County Councils planning permission - be retained in the ownership of the owner of the tourism resort complex. Will that be and continue to be the applicant / developer?

Where are the customers going to come from? Who will want to book a 5-star-hotel holiday in November or February in the perhaps then not so sunny south east? Will people who have the money for that sort of resort not prefer the Canary Islands or Crete?

In Kilmore Quay the old Saltees Hotel (now Saltees Coast Hotel) has been in and out of business over the many years that I've known it.
(It currently seems to be on the market looking and is being advertised in a number of languages along with the information that for a solar park and a planned 180-million tourist hotel there will be need for accomodation for building site workers.)

How is the developer expecting to make the planned resort economically viable if it hasn't been possible to keep the one hotel in the village up and running?

What happens if it doesn't work out? Who is responsible? Also financially. Who will pay the bills and clear up the mess if the whole thing goes pear-shaped?

As I said I have watched developments in Kilmore Quay and the surrounding villages and townlands and in Ireland on a whole over the course of over forty years. I am not against progress or bringing sustainable jobs into the community. However I have strong doubts that even the latter is going to happen. And apart from my firm belief that the proposed development is way to big for the location I also fear that people might be left with yet another ghost development.

Please take into consideration this observation concerning Wexford County Councils decision to grant planning permission for the development of an Integrated Tourism Resort Complex." at Beak / Nemestown, Kilmore.

Best regards,

Kristin Hunfeld, Noackstraße 7, D- 26121 Oldenburg