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 **27/10/2025** from **Liam O'Flaherty** 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	Liam O'Flaherty	27/10/2025	Valid	No

Issue
Digital BP40 — English

Participant
Liam O'Flaherty

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 07/11/2025

Signed JM
Lauren Simone Murphy, Administrative Assistant

Date 10/11/25

Correspondence Coversheet

Payment ID: **FEE-PAY-000326**

An Coimisiún Pleanála

Section:	Processing
PA Name:	Wexford County Council

Submission Reference:	NPA-OBS-005475

Date:	27/10/2025 ✓
Name:	Liam O'Flaherty ✓
Total:	€50.00 ✓

Attachments/Comment:	500109

Created By:	Lauren Simone Murphy
Channel:	Online

S.37

File With

SECTION 131 FORM

Appeal No ~~ABP-~~ PL-500109-WX

Defer Re O/H

Having considered the contents of the submission dated/received 27/10/25

from Liam O'Flaherty 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 Date 17/12/25

EO

Signed Date

SEO/SAO

M

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

To Task No Allow 2/3/4 weeks BP

Signed Date

EO

Signed Date

AA

Cathy

An Coimisiún Pleanála

Planning Appeal Online Observation

Online Reference
NPA-OBS-005475

Online Observation Details

Contact Name	Lodgement Date	Case Number / Description
Liam O'Flaherty	27/10/2025 22:14:53	500109

Payment Details

Payment Method	Cardholder Name	Payment Amount
Online Payment	Liam O'Flaherty	€50.00

Processing Section

S.131 Consideration Required

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

Signed Cathy Carleton **Date** 7/11/25

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

EO

Date

Finance Section

Payment Reference ch_3SMygjB1CW0EN5FC1gaiwWbG

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

Neamstown,

Kilmore Quay,

Co. Wexford.

Y35 HY99

26th October 2025.

An Coimisiún Pleanála,

64 Marlborough Street,

Dublin 1.

D01 V902.

RE: PLANNING APPLICATION NO. 20250962W

APPLICANT NAME: MR. ROBERT ROCHE

GRANTING COUNCIL: WEXFORD COUNTY COUNCIL

Dear Sir/Madam

I am writing with regard to the granting of planning permission to the development of an Integrated Tourism Resort Complex in Kilmore Quay, Co. Wexford. – Application No. 20250962W. As a 23-year-old that has lived my entire life in Kilmore Quay and who would see myself making Kilmore Quay my permanent home, I am severely disappointed that the hotel was granted planning permission despite the many passionate rejections it received.

As much as I love Kilmore Quay, it does not have the unique selling point that other locations have that could warrant the desire for a luxury hotel resort of this scale. Kilmore Quay is and has always been a quiet, cosy little seaside fishing village with a very close community. Our village has always been defined by its simplicity, its vernacular tradition & charm, and its close connection to the sea, not by a 449-hotel resort. This hotel will physically dominate the village and over shadow its vernacular character. As the next generation who will call this village home, this is not the direction I want to see my home Kilmore Quay go.

The hotel resort & the construction of the hotel resort will disturb the natural habitat of local wildlife, including otters which are protected species according to the Wildlife Act 1976, Wildlife Amendment Act 2000, European Law under the Habitats Directive. Buzzards are also present in the vicinity and are protected by the EU Birds Directive and under the National Wildlife Act 1976. On the 26/10/2025 I captured this picture of a curlew in the field where the hotel resort will be built from my kitchen window. According to birdwatch, Curlews are endangered due to a combination of habitat loss and destruction, increased predation, and human disturbance. Please see picture below. I respectfully disagree & question the accuracy of the survey carried by the DNV who claim there are no otters in the vicinity of the site and its shoreline, having sighted otters many times growing up next to the site. Please see picture of baby otters in Kilmore Quay with Saltee islands in the background attached. Picture taken from website: Frank Corcoran. (2021). *Environment*. [Online]. issuu.com. Last Updated: August. Available at: https://issuu.com/slaneynews/docs/sn_06-08-21_issuu/s/13042394 [Accessed 25 October 2025].

Yours sincerely

_____ Liam O'Flaherty



Frank Corcoran. (2021). *Environment*. [Online]. issuu.com. Last Updated: August. Available at: https://issuu.com/slaneynews/docs/sn_06-08-21_issuu/s/13042394 [Accessed 25 October 2025]



Photo of Curlew in the field where the hotel resort will be built. Photo taken on 26/10/2025