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 **31/10/2025** from **Sean Maddock** 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 Caneton
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	Sean Maddock	31/10/2025	Valid	No

Issue	Participant	Representative
Digital BP40 — English	Sean Maddock	—

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 LM

Lauren Simone Murphy, Administrative Assistant

Date 10/11/25

Cathy

An Coimisiún Pleanála

Planning Appeal Online Observation

Online Reference
NPA-OBS-005527

Online Observation Details

Contact Name	Lodgement Date	Case Number / Description
Seán Maddock	31/10/2025 20:20:30	500109

Payment Details

Payment Method	Cardholder Name	Payment Amount
Online Payment	Seán Maddock	€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_3SOOoEB1CW0EN5FC0Js2w6KK

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-~~ PL-500109-WX

Defer Re O/H ☐

Having considered the contents of the submission dated/received 31/10/25

from Sean Maddock 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

Correspondence Coversheet

Payment ID: **FEE-PAY-000325**

An Coimisiún Pleanála

Section:	Processing
PA Name:	Wexford County Council

Submission Reference:	NPA-OBS-005527

Date:	31/10/2025
Name:	Sean Maddock
Total:	€50.00 ✓

Attachments/Comment:	500109

Created By:	Lauren Simone Murphy
Channel:	Online

Seán Maddock

13 Ard na Ba,

Kilmore Quay,

Co. Wexford

Y35FE84

28/10/2025

An Coimisiún Pleanála,

64 Marlborough Street,

Dublin 1

D01 V902

Planning Application Number: 20250962W

Wexford County Council

Applicant: Robert Roche

Integrated Tourism Resort Complex, Kilmore Quay

To whom it may concern,

I am writing with respect to the granting of planning permission for the development of an Integrated Tourism Resort Complex in Kilmore Quay, Co. Wexford – Application No. 20250962W.

As a person in my early twenties, I have been born and raised in the small, quiet fishing village of Kilmore Quay and plan on continuing to live in the village indefinitely. It was a great disappointment when I learned the hotel development was granted planning permission despite the many objections and concerns raised by members of the village.

The proposed development has over 440 rooms which if there were 1 person per room would result in almost a 100% increase in the population of the village. The sewage system has only just been upgraded, and it is not clear that it could handle an increase of this magnitude. The roads in the area are small and winding and get exponentially more dangerous during the tourist season. If a hotel of this scale was successful, this will only add to the issue as it is situated outside walking distance to the usual areas of the village if you want to bring any equipment to enjoy the beach or go fishing. This along with the fact that this is still a working fishing village and not a resort tourist village mean that even if the residents of the hotel were walking it would only increase the risk of accidents occurring on the roads. Along with this the most defining building in the village currently and for many years has been St. Peter's Church especially when viewed from the water. This new superstructure would dwarf most everything else in the village sticking out like a sore thumb against the small typically low-rise buildings that have made up the village for decades.

There have been numerous attempts to make a hotel work in the village to no avail. Even brands that have hotels in other areas of Wexford have attempted to set up a branch here using the reputation that they already have and have failed. If there was enough interest from tourists to stay in the area, then even a poorly managed hotel would likely still be in business. However, Kilmore Quay is not that type of destination. Typically, tourists may plan a day trip to come and see the islands, take a swim and go home. Those living in the surrounding areas visit for the day and go home and those who stay longer typically are known to the villagers and are here for a week or two and may already own a holiday home here or use the caravan park. A 5-star resort hotel does not fit with this type of tourism as the prices are likely to see people opt for something cheaper. This coupled with the fact that it is at least a 20-minute drive to get to the next nearest tourist attraction means that it is not even ideally located to act as a basepoint for people to take a trip of the surrounding area. A development of this scale is likely to not meet expectations as with the previous attempts for smaller scale hotels and end up as an ugly scar on what is a remote serene location.

Kilmore Quay has always been a small, cozy and close community with families making a living from the sea. The quiet nature of the village has always been its main attraction for locals, tourists and those in the surrounding areas, to come and visit the seaside, see the thatched cottages, visit the islands and embrace the contact with nature. Even during the peak periods of the summer there are areas that are less frequented by tourists that locals can go to get away from the main crowd and connect with nature. St. Patricks Bridge is one such area over which the new hotel is proposed to tower.

This ancient glacial formation is a major historical and nature rich area for Kilmore Quay. With folklore surrounding how it and the Saltee Islands were created and the vast array of wildlife that can be found in and around the area. The construction of a large hotel in this, one of the quietest, most remote, areas of the village and the added footfall that is inevitable along with it threatens an already fragile ecological area. Species I personally have witnessed in the area include otters, seals, bats, swans, geese and a variety of sea birds. There is also a recently discovered bed of eel grass situated in the area. The local people are used to sharing the area with these creatures and seek to protect the area.

The hotel development has proposed to connect to the Neamstown road which would provide an unfettered access to St. Patrick's Bridge for those staying in it. This is likely to lead to excess damage to the ecosystem as having witnessed tourists excitement over wildlife I have no doubt that some of the animals mentioned above, such as seals and otters, would be directly impacted by people trying to approach them and take pictures which could in turn lead to the death or relocation of the animals.

Along with this the light pollution from a hotel of this scale, even with the use of bird friendly lighting, would see a major effect for an area that has been known for stunning photographs of the night sky, is home to bats and other nocturnal animals. The old vacant property that the development has proposed to renew and use as their reception seems like a highly possible home for the bats seen in the area. Manx Shearwaters are already known to crash in the village due to artificial light, and this hotel may exacerbate the issue. The recent development of the water treatment plant on this land has already seen an impact on light pollution with bright LED lights being on all night.

There is also severe coastal erosion in the area with efforts being made in areas to slow the progress of such erosion. This would likely not be possible here as it is in close proximity to a

historic glacial structure and is habitat to many protected species like otters meaning that in a not-so-distant future the hotel may be in danger of collapse due to its proximity to the coast.

As someone who visits the area around the Bridge to get closer to nature and indeed for fishing the addition of a large hotel would irreparably damage the natural beauty and serenity of the area, heavily impact the local ecology and be 100 % out of character with the rest of the village.

In conclusion as a young person in their early twenties the addition of a large resort hotel is not a direction I and many others like me wish to see Kilmore Quay venture now or in the future. For the reasons above:

- Impact on the ecological system of the area surrounding the project
- Not fitting with the current and historical aesthetic of the area
- Previous iterations of smaller scale hotels being unsuccessful
- Added traffic, noise, light pollution and stress on infrastructure

I believe that the development of a large 5-star resort hotel in this area of Kilmore Quay should not be permitted to go ahead as it would destroy the very reason most tourists visit the village in the first place. It may be possible however that a smaller development of the family lodges as also described in the planning application could work without the superstructure of the multi-story hotel. This could be situated closer to the main road away from ecologically sensitive areas, be more in fitting with the other buildings of the village, still function as tourist accommodation and if developed correctly could even be sold as homes for those of us in the next generation if the demand from tourism didn't meet expectations as with previous endeavours.

Please see below images of some of the wildlife mentioned above.

Regards,

Seán Maddock

Seán Maddock



Figure 1: Manx Shearwater that crashed in the village of Kilmore Quay

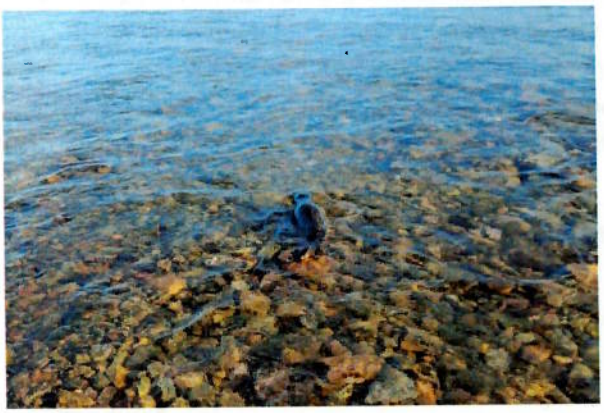

Figure 2: Seal on St. Patrick's Bridge



Figure 3: Swans on St. Patrick's Bridge



Figure 4: Bat found in the area