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 **11/01/2026** from **John Kennedy and Catherine Langan** 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

EO Cathy Cameron

Date 12/1/26

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

Response

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.

Correspondence Details

Correspondence Type	Received From	Lodged On	Validity	Valid OH Req
Response	John Kennedy and Catherine Langan	11/01/2026	Valid	No

Issue	Participant	Representative
BP23 — English	John Kennedy and Catherine Langan	—

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 12/01/2026

Signed LMBurke pp
Lauren Simone Murphy, Administrative Assistant

Date 13/01/26

Cathy

Daragh Cassells

From: Communications
Sent: Monday 12 January 2026 08:32
To: Appeals2
Subject: FW: Planning Authority Reference Number: PL-20250962W / Case Number: PL-500109-WX
Attachments: Planning Appeal.docx

Kind regards
Shane

Shane Larkin
Communications Department
An Coimisiún Pleanála

From: John Kennedy <john.kennedykilkenny@gmail.com>
Sent: Sunday 11 January 2026 17:43
To: Bord <bord@pleanala.ie>; Appeals2 <appeals@pleanala.ie>
Subject: Planning Authority Reference Number: PL-20250962W / Case Number: PL-500109-WX

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An Coimisiún Pleanála

64 Marlborough Street, Dublin 1, Ireland D01 V902

Planning Authority Reference Number: PL-20250962W
Case Number: PL-500109-WX

Dear An Coimisiún Pleanála

Thank you for forwarding on submissions dated December 1st from SCA Planning and Development Consultants on behalf of Robert Roche (see Planning Authority Reference Number and Case number above).

I have a number of responses to these submissions in response to the deep concerns expressed by many Kilmore Quay residents.

The visual representations in the submissions (on behalf of Mr. Roche of what the hotel will look like from various vantage points are entirely inaccurate and under rate the visual impact from all vantage

points and play down the leviathan size of this proposed building totally overwhelming in scale for it's proposed setting .For instance, as a height and comparison marker the telecommunications mast behind the Garda station which towers over all local building in the proposed hotel area [illegible] metre shorter than the height of the proposed hotel.

It is interesting that neither of the SCA Planning and Development Consultants reports address a vital primary concern regarding Wastewater and Sewage Capacity

Resort water demand equals that of over 600 households, four times local usage. With 90% returning as wastewater, the Kilmore Quay plant (capacity 1,900) would be overloaded at 2,050 persons. This would block infrastructure capacity for permanent housing and economic development, directly contravening Objective TM53

The conclusion that SCA Planning and Development Consultants in their report is disdainful, noting that *'there is no substance in these grounds of appeal, which contain groundless assertions that are not based fact.'*
I conclude that their conclusion is also groundless and not based on fact when they don't even respond to all of the primary and genuine concerns of those appealing this proposed planning.

I attach my appeal document and stand over the grounds set out there and refute the disrespectful assertions of the Consultants reports on behalf of Robert Roche.

Kind regards,

John Kennedy

Soldiers Cottage,

The Beake, Kilmore Quay, Co. Wexford Y35 P400

john.kennedykilkenny@gmail.com

Planning Appeal to An Coimisiún Pleanála

Planning Authority Reference Number: PL-20250962W
Case Number: PL-500109-WX

Planning Appeal:

This submission draws upon relevant provisions of the Wexford County Development Plan 2022–2028, the Precautionary Principle in Irish planning law, and the requirements of the Habitats Directive (92/43/EEC).

Community, Heritage and Character

Kilmore Quay is defined by its peace, tranquility, and unique cultural heritage. The proposed development would more than double the population of the village overnight, overwhelming the existing scale and character. Hedgerows, which are intrinsic to the natural and cultural heritage of the area and provide vital biodiversity corridors, would be at risk of destruction. The village we know today would be erased by this scale of development.

The design of the new hotel is out of keeping with the character and integrity of Kilmore Quay and is more suited to a city/urban area such as a city docklands office/apartments or a southern Spain/Costa del Sol type development.

The proposed hotel would result in a visually obtrusive and overbearing development on the village and coastal landscape. "The area's location is distinctive in its natural beauty, conspicuous with its established dunes and low-rise buildings" and the scale of the hotel will blight the visual landscape of the area and be detrimental to the area's established natural ambience and coastal beauty.

Coastal Erosion and Climate Risks

The application relies on outdated datasets (ICPSS 2013; NCFH) and a single-day walkover survey (13.02.2025). This fails to satisfy the requirement for "best scientific information" under CZM 35 of the Wexford Development Plan. Wexford's Climate Action Plan identifies accelerated erosion in Kilmore Quay, exacerbated by storms, surges, and sea level rise. The development lies on soft, glacial sediments prone to erosion. Deep hotel foundations and groundwater pumping risk destabilising an already fragile coastline.

Groundwater and Hydrology

The Hydrogeological Assessment Report incorrectly claims no wells exist within 2 km, ignoring historic, unregistered wells still in use by local residents. The aquifer is classified as poor, with low storage and limited recharge. Tests (Oct 2024) confirm low/slow recharge. Climate impacts (summer droughts, saline intrusion risk) are not considered in the recharge calculations. The proposed extraction of 241 m^3/day is unsustainable and endangers private water supplies.

Wastewater and Sewage Capacity

Resort water demand equals that of over 600 households, four times local usage. With 90% returning as wastewater, the Kilmore Quay plant (capacity 1,900) would be overloaded at 2,050 persons. This would block infrastructure capacity for permanent housing and economic development, directly contravening Objective TM53.

Ecological and Habitat Impacts

The site lies adjacent to SPAs, SACs, and NHAs. Excessive lighting and noise will disrupt migratory birds, curlews, and other protected species. Mitigation measures in the AA/NIS Report are vague, non-binding, and fail to comply with Article 6(3) of the Habitats Directive. The report's reference to "Fingal County Council" instead of Wexford further undermines credibility.

Privacy Laws

Planning Permission & Overlooking

In Ireland, overlooking and loss of privacy are considered as part of the planning process.

Local authorities (in this case, Wexford County Council) apply Development Plan guidelines that generally aim to prevent excessive overlooking of private gardens or windows.

Floors 3, 4 and 5 of this proposed hotel have direct visual access to my kitchen, sitting room and bedroom and indeed to every other property on the coastline facing this proposed over scaled hotel construction.

Transport and Access

The Traffic and Transport Assessment (TTA) is internally inconsistent (407 vs. 449 bedrooms), invalidating its modelling. Predicted 2,004 daily trips will overwhelm narrow rural roads (R739, L3056), which lack continuous pedestrian or cycle paths, contrary to DMURS safety principles. Coastal path access is speculative as no landowner consent has been secured.

Planning, Tourism, and Socio-Economic Concerns

The proposed resort (449 rooms, >900 guests/night) would more than double Kilmore Quay's population (392), overwhelming community

scale and character. No independent, up-to-date market demand analysis has been provided, despite recent warnings of softening demand. Loss of productive farmland undermines local food security and rural livelihoods. Rooftop facilities and lodges will overlook nearby homes, breaching residential privacy and impacting wellbeing.

Conclusion

This proposed development is environmentally unsustainable, incompatible with local infrastructure capacity, disproportionate to Kilmore Quay's scale, and contrary to multiple provisions of the Wexford County Development Plan 2022–2028. For these reasons, and in line with Irish planning law and EU environmental protections, I respectfully wish to appeal Wexford County Council's decision.

Yours faithfully,

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