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 **15/01/2026** 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 21/1/26

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	Kristin Hunfeld	15/01/2026	Valid	No

Issue	Participant	Representative
BP23 — English	Kristin Hunfeld	—

Response Date Applicable	Number of Days Allowed	Keep Copy of Letter	Return Docs	Keep Envelope
☐	—	☐	☐	☐

Comments
—

Filing

Attach to File
☐

Return to EO
☑ Cathy

Signatures

Signed
Cathy Carleton
Cathy Carleton, Executive Officer

Date
15/01/2026

Signed
pp. A. Delaney
Lauren Simone Murphy, Administrative Assistant

Date
16/01/2026

c Cathy

Dáire Littleton Caden

From: kristinhunfeld@aol.com
Sent: Déardaoin 15 Eanáir 2026 16:00
To: Appeals2
Subject: Observation concerning PL-500109-WX and 20250962W.

You don't often get email from kristinhunfeld@aol.com. Learn why this is important

Caution: This is an **External Email** and may have malicious content. Please take care when clicking links or opening attachments. When in doubt, contact the ICT Helpdesk.

Kristin Hunfeld, Noackstraße 7, D-26121 Oldenburg

An Comisiún Pleanála
Cathy Carleton, Executive Officer
or to whom it may concern

Re: PL-500109-WX and 20250962W. ("10 year planning permission for development of an Integrated Tourism Resort Complex." at Beak / Nemestown, Kilmore.)

A Chara,

thank you for your letter dated 17th December 2025 and the documents / submission dated 1st Dezember 2025 received by you from SCA Planning and Development Consultants on behalf of Robert Roche.

First of all I would like to state that I intend to uphold my original observation. The response by SCA acting for the investor fails to convince me.

Just a few examples: SCA suggest that resort guests will not drive into the village and will not want to go to a real beach and will - if going for a walk on Nemestown shore - stick to all the rules laid down in a document to be found on the Kilmore Quay website.
Even if "there are no restrictions on pedestrians accessing the foreshore from the village of Kilmore Quay" please note that you will on any given day even in the summer see very few people walking there. What if large numbers of resort guests decide they would like to walk along a bit of real landscape and not landscaped landscape and isn't that a lovely spot to hang out (never mind the forthgoing coastal erosion) or go for walks or throw stones into the sea. Then it would become a danger to nature and the environment.

SCA suggest that appellants have not perused the Architectural Design Statement. That may or may not be the case. I would assume that a look at the computer animated drawings in Wexford People Papers article of 6th of May 2025 might be enough to get an idea of what the resort and especially the buildings will look like. I would also assume that those images have been supplied by the investor / architects and not thought up by Simon Bourke, author of the article (in which, curiously, only positive voices are quoted.)

Water supply: all in all to me SCA in their response seem to say: why, we're taking the water from the upgraded groundwater wells and if that's not enough we still have UE.
Even so: all that water has to come from somewhere doesn't it? My understanding is that groundwater levels are down in times of drought or even in general and shouldn't be a matter of just dig deeper or use the other pipe.

The Tourism Need, Scale and Policy Response submitted with SCAs response to the appeals has been "prepared with input from Jean O'Connell and Anthony O'Toole."
Jean O'Connell seems to be the director of O'Connell Marketing, an agency the purpose of which, according to their website is "to deliver creative, results-driven marketing, with a positive approachable attitude".
Nothing wrong with that, but it still is marketing. And, see facebook entry from 9th of May 2025: "

"This time last Friday in beautiful Kilmore Quay, Jean O'Connell & Anthony O'Toole were delighted to join Stephen Carr and Brendan Roche from **Stephen Carr Architects** to unveil the impressive visuals and plans of the 5 Star Kilmore Quay Resort Hotel at a Public Information event in the Stella Maris Community Centre.

- ..... - Jean and Anthony have been working as leading Tourism & Hospitality Experts with the developer Rob Roche, Stephen Carr and the design team for over two years....."

Again, nothing wrong with that, just not an independent survey.

Among the examples for "very successful tourist destination resorts in coastal areas in Ireland, which do not overwhelm their location or locality...." listed in SCAs response is Inchydoney.

I have never been there but looked at different aspects and pictures of Inchidoney Island Lodge & Spa.

For one, Inchydoney doesn't look like much of a historical village to me.

Also, due to the local topography the hotel doesn't overwhelm much of the village physically cause it sits almost right on the beach and the position seems to be much lower than most of the other buildings.
Plus apparently it was built on a site where there had been a hotel - albeit much smaller - for decades before. And the Inchiydoney hotel complex has direct access to a large beach (well, if it wasn't for a very large car park!). So it's not really appropriate to make a comparison here.

Again let me say: it is not a new touristic development that I would be against or a revival of the existing touristic infrastructure in the village (the old Saltees Hotel, the Wooden House). But I remain convinced, the planned resort is just way out of scale for that location and village.

Thank you for taking my observation - that of a long term visitor to Kilmore Quay and long term observer of goings on in Ireland in general - into consideration.

Is mise le meas,

Kristin Hunfeld.