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 **Lorraine Gunning** 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 Carlton
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	Lorraine Gunning	15/01/2026	Valid	No

Issue	Participant	Representative
BP23 — English	Lorraine Gunning	—

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, Executive Officer

Date
15/01/2026

Signed
PP A. Delaney
Lauren Simone Murphy, Administrative Assistant

Date
16/01/2026

C Carleton

Dáire Littleton Caden

From:	Lorraine Bates <lorrbates1@gmail.com>
Sent:	Déardaoin 15 Eanáir 2026 12:52
To:	Appeals2
Subject:	Case Number: PL-500109-WX Integrated Tourism Resort Complex - Kilmore Quay, Co Wexford
Attachments:	L Gunning - 15 Jan 2026 Final.docx

You don't often get email from lorrbates1@gmail.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.

Dear Ms Carleton

I hope you are well.

Following your letter of 17 December regarding the Integrated Tourism Resort Complex - Kilmore Quay, Co Wexford, Case Number: PL-500109-WX, please see attached letter with my comments.

If you need any further information please do not hesitate to contact me.

Many thanks for your time and attention to this matter.

Kind regards

Lorraine Gunning
087 987 8022

2 Saltee View

Kilmore Quay

Co Wexford

Y35 AV25

The Secretary

An Coimisiun Pleanala

64, Marborough Street

Dublin 1

D01 V902

15 January 2026

Dear Sir/Madam

Planning Application 20250962W

Case Number: PL-500109-WX

Integrated Tourism Resort Complex - Kilmore Quay, Co Wexford

Response to Developer's Comments (as provided by letter from ACP dated 17 December)

Following your letter of 17 December 2025 enclosing the response from the Developer's delegate to the letters of appeal submitted please see my comments below.

Architectural Design Approach

The response from the Developer's delegate states that none of the 16 appeals refer to the Architectural Design Statement, therefore "it is not evident it has been perused by any of the appellant parties". In fact this document was referred to in Observations submitted by at least 3 parties under the appeals process (refer to letters from Margaret Phillips, May Bates and the residents of Echo Beach). These appellant parties also included screenshots of parts of this document. Margaret Phillips' letter raised her concern regarding the proposed access to the site indicated on a map included in the Architectural Design Statement document, showing vehicle and proposed pedestrian access to the hotel site, through her driveway which is owned privately by her and her neighbours. Also please see letters of objection by home owners in Echo Beach, who reference this document. Therefore it is not evident from the response by the Developer's delegate that they perused all the responses from all appellant parties.

Tourism and Concept and Viability

The Developer's delegate states that there are several tourist destinations in coastal areas that do not overwhelm their location or locality. This may be correct but is not relevant in this case given the size and scale of the proposed development, noting that at capacity the numbers of

development residents would greatly outnumber the population of the village. The site is also directly beside family homes in the village, the closest being 2 metres from the boundary. This is in direct contrast to the resorts listed by the Developer's delegate which are primarily large and historic country estates, located on sites of up to 800 acres. Many are surrounded by mature woodland and are hidden from public view and do not pose an environmental threat to a sensitive maritime area. The suggested number of guests to be catered for in the proposed development also greatly exceeds the maximum guest populations of these other resorts, which are housed on much larger sites. This proposed site, with capacity for over 800 guests, shoehorned between family homes and an eroding coastline, is not comparable to the other resorts referenced.

Section 7.7.5 of the Tourist Accommodation Policy of the County Wexford Development Plan 2022-2028 states 'Proposals within towns and villages must **be proportionate in size and appropriate in scale,** siting, and design settlement.' It also states that 'The Council will also consider cumulative impacts to **avoid over concentration of accommodation** that could harm the character or infrastructure of a place.' It is difficult to reconcile that statement with the proposed development consisting of a sizable hotel and numerous guest houses.

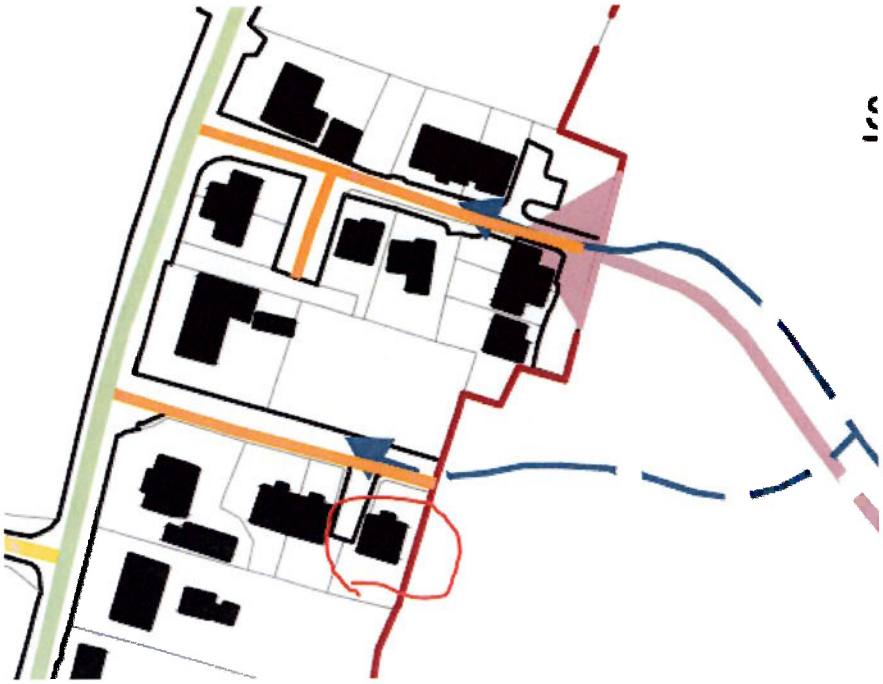
Connectivity and Access

The Developer's delegate references Wexford County Council "requiring that the historic mass path connectivity should be reflected and facilitated within the site..." Local appellants dispute the existence of this path in their letters to An Coimisiun Pleanala.

This section also states that "no path exits the subject site onto any private land without consent". In direct contraction to this the Architectural Design Statement (page 24) includes graphics of a "Proposed pedestrian / cycle route" (see below) stating that the orange line indicates "Existing Vehicular Routes" and the blue dashed lines/arrows indicate "Proposed Pedestrian/Cycle routes". In fact the orange line, where the blue arrow also points to, is a private driveway, on private property, to Ms Phillips house and my house, not an "Existing Vehicular Route". The fact that this is private land has been recently verified with the Land Registry. We have not been requested by the Developer nor his delegates to provide consent for hotel guests to access our private driveway and certainly would not grant this permission if requested. Please refer to Ms Phillips's observation letter and that of the residents of Echo Beach for further details.

Therefore the Developer's delegate's attestation in this matter appears contradictory to the plans submitted to, and approved by, Wexford County Council which includes proposed access through my private driveway and proposed access via other privately owned land (see letters by Brendan O'Flaherty and also John and Margaret Nunn). In the Developer's delegate's response they merely state that no access is without consent, yet there is no actual explanation for inclusion in the plans of 2 proposed access routes as below via private property. It is disappointing that the Developer's delegate fails to properly address this real concern regarding trespass and invasion of privacy.

The concerns regarding the exit via Echo Beach are regarding the safety concerns of the residents, given the limited space and projected volume of traffic, amongst other concerns.



Traffic Generation in the Heart of the Village

The Developer's delegate states the local footpath infrastructure will be upgraded. Despite this general attestation no actual details are provided of how this will occur, given that the majority of the road from the proposed development site to the village and harbour area is too narrow to add a footpath and also many stretches of the road are flanked by houses, including heritage thatched houses, therefore leaving no space or option to add pedestrian or cycle paths.

Access to Beaches

The Developer's delegate references "no restriction on access to the beach". This point was never disputed, the concern is regarding the size of "The Little Beach" which is prohibitive to large crowds of hotel guests that may wish to visit. Also there are inadequate parking facilities available in the village for visitors to the beach. People visiting in the summer months often park on the roads, on the working pier and on footpaths due to the lack of sufficient appropriate parking, all of which cause safety concerns for motorists and pedestrians. The addition of hundreds of additional visitors will gravely aggravate this.

The Developer's delegate also refers to the Ballyteige Burrow beach. This beach is unsafe for swimming, and this is indicated with signs. The parking here is also incredibly limited, with space for approximately 12 cars.

In the section entitled "Traffic Planning Approach" the Developer's delegate refers to "an industrial estate". There is no industrial estate in Kilmore Quay. There are 2 working fish factories (approx. 1 km apart) and there is a marine engineering premises. This highlights the

actual lack of local knowledge on behalf of the Developer's delegate and again makes his attestations questionable.

Otters and Buzzards

It is noted that the recent refusal by An Coimisiun Pleanala to the walking trail in Kilmore Quay refers to possible significant effects on Ballyteige Burrow SAC (site code 000696) and Ballyteige Burrow SPA (site code 004020). It advises that it cannot be determined with certainty that the development of the walking trail would not give rise to continued increased disturbance to wildlife including Otter (which is a protected species included on Annex II of the European Union Habitats Directive) from human activity in what was formerly a relatively undisturbed area. It would be prudent to consider similar concerns regarding the proposed hotel development site, given the proven existence of otters on and around this site, and the massive influx of visitors it proposes.

The proposed development site is also used by migrating birds, including curlew and oyster catcher, both of which are on the red list for endangered species in Ireland with the curlew being the only Irish species on the IUCN red list of endangered species. Both birds are protected under the Irish Wildlife Acts 1976-2012 and EU Birds Directives.

Swans have also been photographed on the proposed development site. These are also protected under the Wildlife Acts 1976-2012 and the EU Birds Directive.

Lighting and Light Pollution

The Developer's documents include suggested mitigations, not actual guarantees of remediating measures that will be enforced. It is easy for the Developer's delegate to include suggestions, however there is a lack of commitment to any measures or indication that measures will be enforced.

The lighting referred to in the Developer's delegates response refers to public areas that have had suitable lighting added as a matter of public safety and to support the existing fishing business. This is entirely different to lighting a 20.3 ha site being built for private profit.

Developer's Conclusion

The Developer's delegate's conclusion in this letter refers to the planning application being "interactively prepared" with "...the community...". There was only 1 public "information event" held on Friday 2 May 2025 in the village Community Centre, where high level information was provided. Therefore to include "...the community..." within the Developer's statement to An Coimisiun Pleanala regarding the planning application being "interactively prepared" seems completely misleading. Perhaps there were several "interactive" consultations with Wexford County Council and other bodies, before revealing the final plans to the community, but certainly not the community.

The response also refers to "widespread community and business support". In fact there is widespread objection in the community regarding the proposed development and the profoundly negative impact the size and scale of the proposed development could have on the

heritage village, its residents and the sensitive marine and wildlife areas. Given that neither the developer, architect nor other delegates are from, or live in Kilmore Quay, and the disappointing fact that the interaction with locals was negligible, it is unsurprising that they seem to be completely unaware of the level of objection by residents. There were 2 points that seemed to be the main topic of conversation with residents at the "information event" which were pivotal in gaining local support - namely the addition of a leisure centre and swimming pool and the creation of many jobs. Many locals expressed interest at having a swimming pool in the community, perhaps somewhere where their children could attend swimming lessons and they could frequent as a family. However the reality is that most 5 star resorts (including the ones named by the Developer's delegate in his response) strictly prohibit non hotel residents from enjoying their leisure centre facilities. The few that do permit non hotel residents to enjoy their leisure centre facilities charge a substantial annual membership fee. It is unlikely that most families in the village could afford such an outlay. Also as the Developer states that a hotel operator has not yet been appointed, and most hotel operators dictate their leisure centre attendance rules, it is unclear how the Developer's delegates could state, imply or suggest, such access will be available to Kilmore Quay residents.

Similarly in relation to the creation of jobs, it is likely that a hotel operator would import their own experienced staff, leaving minimal opportunity for quality local employment. This is reinforced by the substantial staff accommodation included in the plans.

Therefore these 2 points were major selling points in trying to gain support from locals, however the reality of these is questionable.

The Developer's delegate's introduction to their response to the letter by Brendan O'Flaherty's agent states that the agent "uses assertive language as though everything stated is an irrefutable confirmation of fact, whereas this is not the case". This notion can certainly be applied to many of the Developer's delegate's own statements in their responses. For example it can be applied to their notion of "widespread community" support. This notion must be robustly challenged, and is clearly evidenced by the 61 objections protesting the development submitted to Wexford County Council and a further 18 appellants and 11 observations forwarded to An Coimisiún Pleanala. This is a substantial demonstration of objection from a village with a population of approx. 447 persons (CSO 2022).

The Developer's delegate also stated that "local knowledge" indicates that a number of appellants are "not permanent members of the resident village community...". This is absolutely factually incorrect. The response lists 16 of the 18 appellants. Only 1 of these addresses is a holiday home. The remaining are all full time residents at their home addresses listed. A number of appellants are born and bred in the village and their families have lived in Kilmore Quay for a number of generations. Indeed some of the appellants, including myself, are members of fishing families whose fathers and grandfathers were the founding members of the village and fishing community. In contrast some of the letters of support provided by the Developer are from as far afield as the UK, and whose daily lives will not be impacted by the proposed development. The Developer and his delegates are not from, nor live in, Kilmore Quay. Their provider of "local knowledge" is incorrect, however it would be expected that the Developer and his delegates would properly verify such information they received before including inaccurate statements in the information they provide to An Coimisiun Pleanala. This failure to verify facts and perform proper due diligencec leading to false statements is concerning.

RESPONSE TO BRENDAN O'FLAHERTY'S LETTER

DAU Observation

The Developer's delegate refers to the submissions by DAU of the Department of Housing, Local Government and Heritage and also by An Taisce. In their response they refer to existing buildings, marina etc and state that these are "all without apparent significant impact on the Burrow" (SPA) regarding activity, noise, light and traffic". However it should be noted that these buildings and activity would be dwarfed by the potential hotel development and the constant influx of thousands of visitors each year. This influx would have a potential detrimental impact on wildlife and birdlife and the sensitive marine environment.

Water Supply and Wastewater

While various technical statements are made in this section, the concluding paragraph states that during dry spells the proposed hotel development water supply can be "supplemented by, or indeed be fully sustained" by Uisce Eireann supply. Notwithstanding proposed upgrades this reliance on Uisce Eireann supply to sustain such a massive development, including swimming pools, spa, leisure centre etc is a great concern to residents given the 7 week hosepipe ban that homes in the village suffered in Summer 2025. While testing and feasibility studies were performed the reality of such an ongoing burden on water supply could yield entirely different results.

Bird and Bat Friendly Lighting

The response acknowledges there are "well recognized" methods of reducing the risk of bird strike. There is no actual commitment to implement such mitigations or that they will be effective over the 20ha site.

Visual Impact

This section references the Architectural Design Statement as prepared by Stephen Carr Architects and the statement on page 28 noting that the proposed hotel development is one which "echoes the role of St. Patrick's Church and Ballyteige Castle". Again the Developer's delegates display a lack of local knowledge, and commitment to due diligence, as the church is St. Peter's Church, not St. Patrick's Church.

Asserting that a vast multistorey hotel echoes the height of a place of worship seems a stretch of the imagination.

Adequacy of Photomontages

The response regarding the lack of photomontages refers to the photographers not being allowed to enter private property without consent. However the Developer's delegates did not request permission to enter local properties, which highlights the lack of public engagement.

This concern for respecting privately owned land in this scenario seems in stark contrast to the plans which include proposed pedestrian access via land that is not owned by the Developer.

View from the Irish Sea

This section references the view from the waymarked navigation channel approx. 500 metres offshore. It does not contemplate other users of the sea in this area such as paddleboarders and swimmers and also walkers on the shoreline using the area adjacent to the proposed hotel development.

Coastal Erosion Comments

An assessment rating of "medium" by the Wexford Coastal Engineer's report does not give overwhelming confidence regarding any impact the proposed hotel development. A Senior Engineer with Wexford County Council was reported (by RTE on Wednesday 10 April 2024) as stating that "the average loss of coastline over the years was about half a metre per year, but in recent times this has increased significantly." He also advised RTE that "We can see the effects of climate change here in Wexford with the frequency of storms and the intensity of them". He gave this statement to RTE following devasting loss of land just a few kilometers from the proposed site following a severe storm.

Overlooking and Loss of Privacy

The comments refer to Brendan O'Flaherty's house however I cannot see any reference, in any of the Developer's delegate's responses, to the invasion of privacy and overlooking regarding the home of Catriona and Will O'Flaherty whose family home is 2 meters from the boundary of the proposed development. Their home, along with their neighbours, was actually omitted from the plans submitted by the Developer. This seems like an incredible failure on the part of the Developer's delegate to provide accurate information in their planning application and to address these concerns. Catriona and Will O'Flaherty addressed the matter of invasion of privacy in detail in their submissions to An Coimisiun Pleanala.

Community Infrastructure

The Developer's delegate refers again to support from members of the Kilmore Quay business community however the resident families and their daily lives should also be considered. The impact that a large influx of tourists would have on this small heritage village, the resident wildlife and the sensitive coastal area will be detrimental to current and future village residents.

Summary

In summary:

- the proposed development is completely out of proportion with the size of this small heritage village.

- It is not aligned with the County Wexford Development Plan 2022-2028, TM48, TM50.
- It puts protected species and their habitats at risk.
- It lies in an identified erosion prone risk area and approving development on a site already experiencing active erosion would be contrary to the precautionary principle and the objectives of the County Development Plan.
- The reports submitted by the Developer were commissioned by him and prepared by delegates who do not live in the village and do not possess local knowledge. Their references to local knowledge within the response documents are inaccurate.
- The reports submitted by the Developer were commissioned by him and presumably paid for by him, thereby eliminating independence, which could lead to biased conclusions (note the numerous examples of questionable conclusions discussed in the submissions by appellants).
- There is substantial local objection to the development, clearly demonstrated by the number of submissions to Wexford County Council and An Coimisiun Pleanala.
- Numerous submissions to An Coimisiún Pleanala highlight the real fears regarding road safety
- Numerous submissions to An Coimisiún Pleanala highlight the real fears regarding adequate water supply to the village

I respectfully ask An Coimisiún Pleanala to carefully consider all the submissions made, by the appellants and observers, when determining the future of our heritage village and to refuse planning permission in this instance.

Yours sincerely

Lorraine Gunning