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 **14/01/2026** 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 Carlson
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	Sean Maddock	14/01/2026	Valid	No

Issue	Participant	Representative
BP23 — 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
☑ Cathy

Signatures

Signed Cathy Carleton
Cathy Carleton, Executive Officer

Date 15/01/2026

Signed pp Lauren Murphy
Lauren Simone Murphy, Administrative Assistant

Date 15/1/26

(Carleton

Dáire Littleton Caden

From: Seán Maddock <sean.a.maddock@gmail.com>
Sent: Dé Céadaoin 14 Eanáir 2026 22:03
To: Appeals2
Subject: Case no. 500109 Observation on response to 16 no. 3rd party appeals
Attachments: 500109_SeánMaddock.PDF

You don't often get email from sean.a.maddock@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 Executive Officer Carleton,

Please find attached observation to the submission made by SCA Planning and Development Consultants on behalf of Robert Roche dated 1st Dec 2025 with the following case no. and Planning authority ref. No.

Case no. PL-500109-WX
PARN. 20250962W

Please let me know if there are any issues or if this is required to be sent in a different manner.

Regards,

Seán Maddock

Seán Maddock,
13 Ard na Ba,
Kilmore Quay,
Co. Wexford
Y35 FE84
9th January 2026

The Secretary
An Coimisiun Pleanala
64, Marlborough Street
Dublin 1
D01 V902

ACP Case No. PL-500109-WX

Planning Application number 20250962W Wexford County Council

Applicant: Robert Roche

Integrated Tourism Resort Complex, Kilmore Quay

Dear Sir/Madam,

Thank you for your responses to the points raised in the previous appeals. Unfortunately the responses do little to alter the opinions held while writing the initial observation. Despite the images showing that the Hotel will have minimal visual impact this is simply hard to believe as it will be the largest building in stories in the village by far. Along with this it was implied that erosion would not be an issue. However there were images taken of the bank under the proposed location that indicate slumping even over the Christmas (see image below).



On the topic of wildlife in the area there is likely to be some upset to nature during construction. Despite there not being evidence of current otter holts in the area the noise and vibrations is likely to deter them from moving to the area at least for the duration of construction. Bats were also not mentioned in your response will there be bat boxes provided around the area to accommodate them.

Lighting and it's impact on sea birds was also brought up previously and acknowledged as an existing issue. The worry was that the addition of a 6 story building in an area that prior to the addition of the waste water treatment plant with its massive amount of lighting sometimes on all night was practically a dark skies area with some photographers using it to capture photos of the night sky. The likelihood is that there would be an increase in bird stranding as an previously low lying dark area becomes a 6 story well lit building. The response to this issue was to point at existing business that have bright lights like factories. This did not in my opinion address the issue in a meaningful manner and as such the issue still arises as a concern.

There was also mention of not overwhelming the area and that it was fitting a niche and the niche didn't mean small. While quiet and small were adjectives used in many appeals I do not believe that was the niche they were talking about merely used to make a point. The village is traditionally a village of fishing and thatched cottages that in today's world would be considered small. The niche that it fills is that of quiet coastal rural Ireland living. That used to be mainly based around fishing and based on the industries in the area still is. There is a rhythm to life in the village, quiet winters with very little tourism, and sometimes hectic summers where depending on weather there can be quite a large crowd and buzz around the place. The resort hotel claims to want to fulfil a niche in the market by making tourism year round for the south of Wexford which would include the village. This would disrupt the current rhythm of the village and as such replace the niche way of life with its own. The year round business in this area has never been strong due to weather and light etc. in the winter. Other hotels have recognised this pattern such as Kelly's and choose to close during this period. Those that don't recognise this typically fail like previous smaller hotels in Kilmore Quay.

Finally there is the County Council's wishes to promote development in the area. This is in some ways ironic as the council cant even maintain street lamps in the village or on a walkway from the pier to the burrow and yet they are willing to let something of this scale go ahead simply because they think they can leverage some money to do minimal improvements to utilities and that this will make everyone happy. I don't think most people are against development but just not one of this scale. I strongly believe that the holiday homes aspect of the development would suit the area and could be used as permanent residence by some of the younger people in the village who are looking to keep living here into the future.

Regards,

Seán Maddock