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 **Therese 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

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	Therese Maddock	14/01/2026	Valid	No

Issue	Participant	Representative
BP23 — English	Therese 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 Aine Loughnane
Lauren Simone Murphy, Administrative Assistant

Date 15/1/26

David Behan

From: Therese Maddock <therese.mv.mhadog@gmail.com>
Sent: Wednesday 14 January 2026 15:19
To: Appeals2
Subject: Planning Authority Reference Number: 20250962W
Attachments: jan to bord pleanala.docx

You don't often get email from therese.mv.mhadog@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,
Thank you for all the literature sent regarding the proposed resort hotel complex at Kilmore Quay, Co. Wexford. Please find attached some of my observations on some of the responses received.

Sincerely,
Therese Maddock
Kilmore Quay

Therese Maddock & Maddock Family

13 Ard na Ba,

Kilmore Quay,

Co. Wexford

Y35 FE84

12th January 2026

The Secretary

An Coimisiun Pleanala

64, Marlborough Street

Dublin 1

D01 V902

Planning Application number 20250962W Wexford County Council

Applicant: Robert Roche

Integrated Tourism Resort Complex, Kilmore Quay

Dear Sir/Madam,

Following the response received to our appeals of the planning decision granted by Wexford County Council on the 06.10.2025 regarding the above planning application, please note the following.

The list of 16 names given – 14 of those 16 named live full time in the village. Some named are business owners.

You say there was a Pre-Planning Stage and Due Consideration by Wexford County Council. I didn't hear anything about this. When I did hear about the proposed resort hotel (reading it from a planning notice up on the bank near St. Patrick's Bridge) my initial thoughts were that we would have to sell up and move away. It will change where we live completely.

We are amazed that such a huge hotel complex would be granted permission in this area. It will be built on top of the existing quiet fishing village of Kilmore Quay. We are not against some development in an organic way, but to impose this huge development on the village and to say it will not overwhelm the village. The resort would be like a new 'village' encroaching on our own village which has grown slowly over hundreds of years, where the new one will be built in under 10 years. We cannot see the reason for such a huge development so close to the existing village. It would be better for such a large resort to be built some distance away, 10km or 20km away, so that Kilmore Quay can still be a place of interest to tourists in its own right. This resort complex will take from the unique charm of Kilmore Quay with its thatched cottages and its quiet vibe.

We are not suggesting that it be moved to the West of Ireland but to a better location in Wexford.

The people who live and have always lived in this village waited 40 years for a water treatment plant to be built. Always at the last minute the monies for it were allocated to a different area. We were always told no housing or development could happen in the area until we had a treatment plant. Now we have a water treatment plant, and this huge plan for a hotel was put forward in August 2025 and accepted in a period of one month. In this area where nothing could be built for the lack of infrastructure for so long it is baffling that such a large project would be accepted so fast. We now hear that our water quality and supply will be improved greatly with this new development, but we will not know anything about this until everything is built and then if it does not improve supply and quality, we will not be able to fix anything.

The design has not been perused because its height and large expanse are considered too large for this area. This resort hotel will change this area forever.

We are given here a list of other resort hotels, which do not overwhelm their location. Some are well established hotels over years and even still are not as big as the proposed development. Some are in old estates and in areas of great sandy beaches and golf clubs. The word 'overwhelm' is good here, because the proximity to the village of Kimore Quay will completely overwhelm it.

At least 2 of the named hotels close during the winter months, Kellys in Wexford and The Europe in Killarney, they re-open in February.

The proposed development is to deal with growing tourism in Wexford, moving from seasonal to year-round business. Kilmore Quay is a fishing village, and this is what the community is built on. Otherwise, it is a seasonal place, and we like that. We like the few quiet winter months, water sports, angling and island trips all close due to short days and weather conditions.

If you bought a house in a small cul de sac in a quiet fishing village only to find out that they were making it into a public road access for a resort hotel which will be bigger than the village itself, would you be happy? The back wall/boundary has already been thrown down here to facilitate the access. The vehicular access point to the proposed development is 1.1 km from the heart of the village. And it is suggested that there will be no extra traffic in the village itself. This seems an unreasonable notion.

Anything built on a low-lying empty field will be imposing on the landscape. If you build on open land/wild areas, you automatically turn wildlife away whether in or out of the build zone.

There may be no restrictions on pedestrians accessing the beach. The request that visitors follow the country code might need to be well signposted. We find that this is not adhered to even with the existing influx of visitors in the summer months. Rocks are overturned without any care for marine life.

The harbour area has lighting for navigation and safety for those who work there. It is said that WCC and the developer are concerned with excessive lighting and will have muted, low toned lighting. Why then is the Water Treatment Plant lit up like a mini space station, where very little lighting is required? In the village itself there are 4 streetlights out of order since last August '25 and people from the village must walk with torches and hi viz vests on to be seen by motorists. The lit-up walkway is not always lit up either.

The church named in the response says St. Patricks and I'm not sure where this is. The church in the village of Kilmore Quay is called St. Peters and is built on top of a hill and is very high. It is said that the resort hotel will not exceed this height. It is said you will not see the resort hotel from sea, and you will not see it from the harbour area or village of Kilmore Quay. A huge resort with no visual impact on the locality, this is very hard to believe.

The response to all our appeals goes on and on, with an answer for everything. When we say there is coastal erosion or slumping of the banks on the seaward side, the response says no, there is no erosion here, even though we can see this. It is not as stark as the erosion at Ballyhealy, but you cannot say it is not happening.

My objection is that this resort hotel complex is too close to the village of Kilmore Quay and would be better in a different location to improve tourism in Wexford.

All the issues mentioned in our objections are valid and the responses have taken each one and given an answer, whether we believe these answers or accept the strange, angled photos to show us that the resort hotel cannot be seen. It will be seen, it will have an impact on our village, and it will change where we live, forever.

Yours sincerely,

Therese Maddock