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 **12/01/2026** from **U Bohle**
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 Caneton
EO

Date

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	U Bohle	12/01/2026	Valid	No

Issue	Participant	Representative
BP23 — English	U Bohle	—

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
14/01/2026

Signed
pp Simone Murphy
Lauren Simone Murphy, Administrative Assistant

Date
15/1/26

•

he Secretary
An Coimisiun Pleanala
64, Marborough Street
Dublin 1
D01 V902

AN COIMISIÚN PLEANÁLA
LDG- _____
ACP- _____
1 2 JAN 2026
Fee: € _____ Type: _____
Time: _____ By: Reg post

Case Number PL-500109-WX
Planning Application number 20250962W
Integrated Tourism Resort Complex, Kilmore Quay

Dear Sirs

I would like to reply to the response to your correspondence dated 17 December 2025.

I have note that the response from SCA planning does not address various points of concern mentioned below in my appeal:

• Gross overdevelopment of the Kilmore Quay area: Not addressed

• A population increase of over 900 guests and 110 staff : not addressed

• Kilmore Quay lacks the infrastructure to support such a large development: not addressed

• The local road network would not be able to cope with the additional traffic movements: not addressed

• Hotel and balconies in particular will overlook adjacent residential properties: simply disregarded

• The shore area is subject to ongoing erosion: not addressed

• Lack of engagement with the local community:

• Economic viability of the project: not addressed. It is, however, mentioned in the report of Anthony O'Toole and Jean O'Connell, dated 21.11.2025, that the resort will enter a partnership with various leading hotel and culinary schools offering training etc. This is speculative as it will happen in the future and will depend on the future appointed, yet unknown operator. The planning application does mention a 5 Star resort, however the above report mentions under point 3. that is could be a 4- and 5- star destination resort.

• Visual impact on Kilmore Quay: The hotel will be located a one of the highest points in Kilmore Quay. Its height is exceeding the height of the telecommunication mast, which is visible from afar coming from Baldwinstown or Kilmore.

• Impact on the water supply in the village: the reply is not conclusive

• Increase in coastal erosion: not addressed, see the latest erosion after storm BRAM between Kilmore Quay and the St. Patrick's Bridge.

• Serious traffic and safety implications for the residents of Echo Beach Estate

• Scale of the proposed development disproportionate to Kilmore Quay

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• Negative impact on the integrity on the landscape and geological features of the area: not addressed

• Kilmore Quay is highly sensitive in its ability to absorb this development: not addressed

• Residents will have to endure noise and light pollution: the response plays the impact down

• Over-tourism may have a very negative impact on Kilmore Quay: the response neglects the impact

• Development will conflict with Kilmore Quay's vernacular architecture: disregarded

• Plans include mostly non local employment: the report confirms it, see point 2

• Negative impact on the electricity supply: not addressed

• Potential pollution of bathing waters: not addressed

• Concerns regarding the capacity of the WWTP to facilitate this development: not addressed, not taken seriously

• Proposed development will change the character of Kilmore Quay: not addressed

• Transport and mobility impact not adequately assessed: the reports a bias towards the developer

• Staffing levels are unrealistic: not addressed

• Assumptions such as 'to be agreed' in the NIS: disregarded.

• Increased use of heavy construction traffic will pose a grave danger to other road users, in particularly pedestrians, horse riders and cyclists: the conclusion normalizes the traffic situation

• The village is currently negatively impacted by traffic congestion and inadequate parking, particularly during summer months: not addressed

• Have Wexford County Council conducted a thorough and conclusive investigation into the impact the proposed development will have on coastal erosion in the area? Look at the bank now after storm BRAM, the erosion is very visible.

• It poses significant risks to local biodiversity: not addressed

• Public health, particularly for children and elderly residents, due to increased pollution during construction: the report is in favour of the developer

• Dominate the skyline, especially when viewed from the sea and harbor: not adequately addressed

• Alter the character of the village, transforming it into a resort town: disregarded

• No binding legal and financial guarantees for mitigation or compensation: not addressed

• For damages to residents, farmers, and the environment: not addressed

• Contradicts EU and Irish climate, biodiversity, and sustainability goals: not addressed

- The proposed site for this development is bordering on some of Irelands most protected marine habitats for fish and birds: disregarded in favour of the resort
- Overlooking and loss of privacy for adjacent residential properties: not adequately addressed
- Additional traffic generated by the proposal: the report is in favor of the developer
- This planned development is not sustainable: not adequately addressed
- Demographics of the area will change transforming Kilmore Quay into a mini town: not taken seriously
- Due to road conditions, it is not sustainable for families to walk or cycle to the beach: not taken seriously
- The planned Tourist Resort does not meet the needs of local residents: disregarded

As one can see from the above, many concerns of the locals are not being taken seriously. The response dated 01.12.2025 mentions that a number of appellants are not permanent members of the resident village community or are visitors/renters of holiday lets. Each and every appellant is very concerned about the heritage of Kilmore Quay. It should be pointed out, that a lot of the residents of Kilmore Quay and the surrounding area are opposing the resort, but were not is an position to formally object or appeal due to various reasons such as the overwhelming complexity of the planning process and the massive number of supporting reports, personal considerations with developer and the financial burden. In view of this it is nevertheless telling, that more than 60 objections and about 17 appeals, plus ovservations were formally submitted.

U. Bohle

Bastardstown

Kilmore

07.01.2026