

Cathy

C. Nerine Flynn

From: aisling fox <aislingfox@gmail.com>
Sent: Friday 15 August 2025 13:30
To: Appeals2
Subject: Fwd: Case SU26.322985 objection Unauthorised development at Clonmines, Wellingtonbridge, County Wexford "Roches Campsite"

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A Chara

Please accept this email as a strong objections to the application for retention case ref SU26.322985 to the unauthorised development at Clonmines, Wellingtonbridge, County Wexford known as "Roches Campsite"

To grant planning permission /retention would be a rubber stamp of approval and act as an encouragement to totally disregard, environmental protection areas of national importance and total disregard for building regulation and the national planning authority and process , to others in the future.

The owner of the unauthorised campsite business has blatantly ignored the enforcement order taken by Wexford County Council and has expanded the site growing his illegal business which appears to be doubling in size year on year .

The Enforcement order in place against the applicant site (PC0160/2020), which it appears in this instance the applicant is attempting to regularise planning having ignored regulations to date , would ensure that if granted planning , would be to reward this behaviour and to offer a framework to circumnavigate the law. This owner has a history of previous attempts to do just this , on previous campsites by applying for retention on illegal developments . If this planning for " retention" is granted the messaging would appear to be the way to go about business is to ignore enforcement orders and the law , operate illegal business without appropriate planning / fire regulations / building regs / health & safety protocols / waste management etc to be treated with the same disregard . To add injury to insult the operation of an illegal bar , non licenced premises and unlicensed live music venue has massive impact and cause for noise pollution in the area that is operating late into the night at weekends .

Major concerns lie with human waste and affluent in the water , the large volume of waste generated leads to significant risk of pollution to groundwater via the waters of Bannow Bay and "protected" nesting grounds for migratory birds .

The illegal music loudly heard for kilometers at night at weekends into the early morning , has major risk on the wildlife population , the attraction of migratory birds the reasoning for granting the special status as an " Area of Conservation and Special Protection Area" the birds do not have voice , however the people do ! The impact to local residents of noise from illegal live music at this unauthorised camp site is heard through triple glazed windows at distances of over 3 Km , the residents of Croke Park are obliged to have music off at 10.30 pm but concerts in Cities appear to require a licence , the loud and impactful high pitched dbs levels , wouldn't be allowed in a city never mind in a rural area.

The development is not compliant with Wexford County Development Plan criteria regarding campsites , which includes are situated nearby existing settlements with pedestrian and cycle routes and infrastructure , the campsite is on a rural road far from any population centre . Negatively impacting the charm and character of this rural area in contravention to the Wexford County Development plan in this regard.

In light of all of the aforementioned points I would ask An Coimisiún Pleanála , to consider their judgement and the impact of such on the "voiceless" wildlife and the retention of Bannow Bay as an area of " Area of Conservation and Special Protection Area and to support the strong objections I have made and to reject this application. It appears the greed of one local man and the economic short term benefit to the local economy take precedence over the long term viability and sustainability and protection of this national special area of conservation in the Bannow Bay estuary and surrounds for future generations.

Appreciate email confirmation of receipt of this complaint and that it is given due consideration in rejecting this application

Kind regards

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