

Laura Grady Lawlor

From: Triona Lynch <triona.cronin@yahoo.ie>
Sent: Tuesday 19 August 2025 09:28
To: Appeals2
Subject: Campsite letter (& PDF)
Attachments: Planning Letter, 16th August 2025.pdf

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Dear Planners,

The applicant is attempting to gain retrospective approval for multiple breaches of planning regulations. These include, but are not limited to:

- Undertaking a landfill development/land reclamation directly into Bannow Bay SPA/SAC to create a raised platform for campervan parking. This has materially damaged the foreshore of this special area of conservation.
- Creation of a cement slipway directly into Bannow Bay.
- Partial construction of what appears to be a jetty, adjacent to the slipway.
- Deep cutting into the landscape (both soil and shale rock) to create further parking areas.
- Construction of numerous buildings on site without the required planning permission.
- Confirming in writing to Wexford County Council that said buildings were not being used for a campsite/campervan business and that the campsite/campervan had been closed. However, the campsite business has continued operations without interruption.
- Operating a campsite/campervan business without any appropriate permits/planning permission (and no change of use approval from a farm).
- Operating a campsite business in a sensitive coastal local (Bannow Bay Special Area of Conservation) that contains hundreds of people on site during peak times without any approved waste treatment system/waste disposal plan.
- Lack of compliance with an Enforcement Order issued by Wexford County Council.
- Rapid expansion of the campsite/campervan business into adjacent fields despite an enforcement order being in place.
- Subjecting local residents to significant noise pollution from open air music on site regularly throughout the period from March (e.g. St. Patrick's Day) to late September.

In addition, the campsite is located in a unscreened, sensitive, coastal location. It's negative visual impact on the landscape should not be underestimated.

The potential for environmental damage (e.g. water pollution to Bannow Bay special area of conservation and/or disruption to feeding/roosting bird populations) is also extremely high.

Given the nature and scale of the violations above, it would set an undesirable precedent if substitute consent (which I understand to effectively mean retention) were to be granted for this development.

Allowing this business to continue operations despite the above material planning breaches, would send the wrong signal as it would effectively reward non-compliance.

Please could you acknowledge receipt of this letter,

Kind regards,
Catriona

An Coimisiún Pleanála

Catriona Cronin
Wellingtonbridge
Co. Wexford.

Reference: 322985 (Roches Campsite, Clonmines, Co. Wexford)
16th August 2025

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Catriona Cronin