

An Coimisiun Pleanála

Denis North
Lacken,
New Ross
Co. Wexford.

Reference: 322985 (Roches Campsite, Clonmines, Co. Wexford)
15th August 2025

Dear Planners,

I am writing to you in relation to the above-mentioned application for substitute consent. The application relates to a campsite business that has been operational in Clonmines, County Wexford in recent years without the required planning permission.

As a former member of Wexford County Council (1979-1985) and New Ross District Council (1974-1999, including serving as Chairman from 1994-1996), I am shocked that this campsite has been allowed to develop at its current location.

The development has no regard for proper planning and is contrary to the Wexford County Development Plan, 2022-2028.

Its location in a prominent and exposed coastal location overlooking Bannow Bay, a designated site of nature conservation value, is contrary to the proper planning and sustainable development of the area. The unspoilt landscape in this area makes a significant contribution to the Wexford coastline and would detract to an undue degree from the visual amenities of the coastline.

In addition, I have serious concerns that this development may have a materially negative environmental impact on both water quality and wildlife within the Bannow Bay SAC/SPA, which are designated European sites of value.

I have also heard that the campsite offers music/outdoor concerts on a weekly basis. Such loud noise is both highly uncomfortable for local residents and is also likely to lead to disturbance of local migratory bird populations.

I would urge An Comisiun Pleanála to strongly reject this application for substitute consent (retention).

Yours sincerely,

Denis North