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Reference: Campsite at Clonmines, Wellingtonbridge, County Wexford Case: SU26.322985

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From niall syms <nhsyms@gmail.com>

Date Thu 21/08/2025 2:23 PM

To Appeals2 <appeals@pleanala.ie>

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Reference: Campsite at Clonmines, Wellingtonbridge, County Wexford  
Case: SU26.322985

An Coimisiún Pleanála,

I am writing to you in relation to an unauthorised development at Clonmines, Wellingtonbridge, County Wexford that is known as Roches Campsite.

The owner of this unauthorised campsite business has completely ignored the enforcement order taken by Wexford County Council and has, in fact, significantly expanded the scale of the business since the enforcement order was served.

**1. Visual amenity**

The campsite is a blight on the landscape and significantly injures visual amenity across large swathes of the Bannow Bay special area of conservation. During peak season, there would appear to be hundreds of tents, cars, campervans in an open, unscreened coastal location. The operation of this campsite seriously injures the visual amenity of the Bannow Bay area. This is contract to objective L01 and L05 (among many others) of the Wexford County Development plan.

**2. There is an Enforcement order in place against the applicant site (PC0160/2020).**

The applicant is attempting to regularise planning having wilfully ignored regulations to date. Why should such behaviour be rewarded?

**3. The development does not comply with Wexford County Development Plan criteria regarding campsites.**

- My understanding is that campsites should be located within or nearby existing settlements with pedestrian and cycle linkages provided. This is clearly not the case with this campsite, which is located at the end of a local, rural road a long distance from any population centre. If anyone has assessed this campsite during the summer period, it is easy to see the excess traffic movements that it brings to this quiet, rural location and the associated and unnecessary incremental carbon emissions and air pollution.
- The continued operation of this campsite would significantly impact on the rural character of the area. It is hence in contravention of the Wexford County Development plan in this regard.

**4. Noise pollution**

If anyone has been out walking within 2-3km (or more) of this campsite on a busy Friday and/or Saturday evening, they will have heard the extremely loud music that comes from the open air bands/singers that play at the site until late into the night.

As mentioned earlier, this unauthorised development is located in a quiet rural area and is within the Bannow Bay Special Area of Conservation and Special Protection Area.

In addition to impacting negatively on the mental health of local residents (why should anyone have to hear bass booming into their homes until late at night as if someone had parked a speaker system on their front lawn?), this noise pollution must also risk impacting upon the wildlife population (e.g. various migrating birds (including Brent Geese) and otters to name but a few).

#### **5. High risk of water pollution**

The campsite has operated for a number of years with an unclear approach to removal of human waste generated on site. The generation of such large amounts of waste leads to significant risk of pollution to groundwater and ultimately to the waters of Bannow Bay. Anecdotal evidence suggests that the water quality in Bannow Bay has deteriorated in recent years. There was previously a healthy otter population not far from this campsite. Otter numbers seem to have declined significantly of late.

The risk of further pollution exists and this could have a significant negative impact on the local shellfish farming industry.

See the attached letter from the Wexford County Council Environment section in the Appendix.

In light of the above material concerns, I would urge An Coimisiún Pleanála to reject this application for substitute consent.

Yours sincerely,

**Niall Syms**

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Best Regards,

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