

David Behan

From: ollie williams <eoowilliams@yahoo.com>
Sent: Wednesday 13 August 2025 13:29
To: Appeals2
Subject: Appeals
Attachments: ACP letter, 12th August 2025.docx

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Please find attached my letter.
Oliver Williams

[Yahoo Mail: Search, organise, conquer](#)

An Coimisiún Pleanála,
64 Marlborough Street,
Dublin 1
D01 V902

Brent,
Barrystown,
Wellingtonbridge,
Wexford.
Y35 V326

12th August 2025

Case Reference: SU26.322985
Clonmines, Wellingtonbridge, Co. Wexford – camping/camp site enterprise.

Dear An Coimisiún Pleanála,

This letter relates to the unauthorised campsite/campervan development at Clonmines and the above-mentioned case reference.

I would like to highlight the following concerns, whereby the continued operation of this campsite would be in direct contravention of the Wexford County Development Plan.

1. Negative impact on wildlife:

Bannow Bay is a Special Protection Area for thirteen named species of geese, ducks, waders, together with wetland and waterbirds in general (i.e. Light-bellied Brent Goose, Shelduck, Oystercatcher, Golden Plover, Grey Plover, Lapwing, Know, Dublin, Blacktailed Godwit, Bar-tailed Godwit, Curlew and Redshank.

In Ireland, the Light-bellied Brent Goose is Amber-listed (reference: Birds of Conservation Concern in Ireland, 2020-2026, birdwatchireland.ie). These geese visit Ireland from late August until April and their habitats could be negatively impacted by this development (including from water pollution, noise pollution, light pollution, disturbance of habitat from visitors on the foreshore).

The development may have a detrimental effect on migratory birds, of which I would particularly highlight Brent Geese and Golden Plover. Both colonies are one of the natural wonders of the South East. Also, a wide range of wader birds including Little Egrets arrived some 20 years ago and have attracted bird watchers from Ireland and beyond.

I would also highlight that the applicants Natura report states that “the development is considered to have the potential, or likelihood to negatively impact on a conservation objective, qualifying interest, and/or special conservation of the Bannow Bay Natura 2000 site”.

The report identifies three main sources of potential impact on the Bannow Bay Natura 2000 site:

- **Habitat Loss and Damage:** Direct loss and fragmentation from overlap with the Natura 2000s site and potential indirect damage to designated habitats (i.e. mudflats and sandflats not covered by seawater at low tide) from promoting recreational activities on the adjoining shore and waters.
- **Disturbance of Designated Wild Birds:** Increased numbers of people, traffic, noise and activities at the campsite could disturb feeding and/or roosting wild birds which are special conservation interests of Bannow Bay SPA.
- **Water Pollution:** A significant concern is possible pollution from a poorly designed, constructed, maintained or malfunctioning wastewater treatment plant leading to pollutants entering surface waters or groundwater that drain to the Natura 2000 site and deteriorating the water quality that sustains the Natura site and its species.

The above concerns require no further comment and should, on their own, be considered sufficient for this application for substitute consent to be rejected.

2. Noise Pollution:

I would like to highlight the severe noise pollution that local residents must endure from this campsite business at least three or sometimes four nights per week, particularly during peak periods of Easter to late September. Local residents in this rural area are subject to noise levels at/inside their private homes that would not be tolerated adjacent to city centre nightclub establishments. The residential amenity of local home owners is being materially impacted.

3. Risk of water pollution impacting on local shellfish farms.

The local shellfish farms are significant in terms of their contribution to the local economy. It is worth noting the opinion of Wexford County Council's Environment officer in a letter dated February 2nd, 2022 (in correspondence relating to planning application reference 20211928 by the applicant). The opinion formally recommended rejection of that planning application due the following:

"It is considered that the development poses a very serious risk of pollution to the adjacent shellfish waters in Bannow Bay, which Bord Iascaigh Mhara have informed us is worth in excess of 3 million euro to the local economy, and which is already under pressure due to a number of water quality issues"

These comments regarding the value of this shellfish industry to the local economy are highly significant.

Any potential for serious water pollution (e.g. from a treatment plant, chemical waste) arising from this unauthorised campsite business should be considered as significant concerns for the local shellfish industry and hence for the local economy. The potential impacts (should pollution occur) are too large to be ignored.

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

Yours sincerely,

Oliver Williams

APPEALS DEPARTMENT
An Coimisiún Pleanála,
64 Marlborough Street,
Dublin 1
D01 V902

Brent,
Barrystown,
Wellingtonbridge,
Wexford.
Y35 V326

AN COIMISIÚN PLEANÁLA	
LDG-	_____
ACP-	_____
18 AUG 2025	
Fee: €	Type: _____
Time: 10:00	By: Pst

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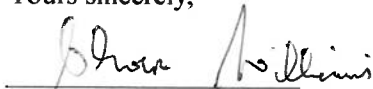
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