

James Sweeney

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From: Brendan Lynch <brendan.lynch4545@gmail.com>
Sent: Tuesday 2 December 2025 11:44
To: Appeals2
Subject: ACP-322985-25
Attachments: An Coimisiún Pleanála Letter, 1st December 2025.pdf; Sept 13th, indoors.mp4; Sept 13th - garden.mp4

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A Chara,

Please find the attached letter in relation to this substitute consent application.

I have also included two audio/video files which I believe are relevant in terms of the issue of residential amenity/noise pollution. These files are referenced in the attached letter.

I trust that you will find the above in order.

Kind regards,
Brendan

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

Barrystown
Wellingtonbridge
County Wexford

1st December 2025

Case number: ACP-322985-25

A Chara,

Thank you for your correspondence dated 12th November 2025 in relation to the above case.

In terms of my response to your letter, I would like to make the following points:

1. I refer to the content of my original submission to An Coimisiún Pleanála regarding this case, dated 13th August 2025. I would like to reiterate the points made in that correspondence as I believe they remain relevant to your deliberations in this case.
2. I note with interest the content of the Wexford County Council report to Coimisiún Pleanála (letter dated 17th September 2025). I will expand on some of those points below in the body of this letter.
3. I have attached two short audio recordings to this correspondence (via email) outlining the extreme noise pollution that impacts upon residential amenity of many local residents as a result of regular weekly outdoor concerts at the subject site. Both date from mid-September 2025. One recording was taken inside my home while the other was taken from the garden. The location is almost 2km as the crow flies from the subject site.

In relation to point 2 mentioned above, I would like to highlight the following in relation to the Wexford County Council report ("**the report**") dated 17th September 2025:

The report clearly outlines the many ways in which provisions within the Wexford County Development plan pertain to the subject site and whereby the continued operation of this business would be in contravention of that plan as well as the ways in which it would be contrary to the proper planning and sustainable development of the area. I would like to briefly highlight the following concerns:

Water quality/pollution:

It was interesting to note from the report that complaints regarding this unauthorized development were received from both the HSE and Inland Fisheries (in 2021), citing high levels of E.Coli in waters tested in this location.

Subsequent concerns were raised by Bord Iascaigh Mhara in April 2022.

Water tests indicating high levels of E.Coli which appeared to coincide with "*considerable camper park activity*" are not surprising. However, they vindicate the concerns of local residents regarding a deterioration in water quality in recent times.

I would also note the following comment from the Senior Environmental Scientist, Wexford County Council (27th April 2022):

“the shellfish area downstream (of subject site) has had a number of bacteriological exceedances and there have been a number of reported discharges from the site, including by one person who said that they had been camping at the site last year (2021). This shellfish area is important as it is one of the larger ones in the county and according to BIM is worth in excess of 3m euro to the local economy. We have carried out surveys of the surrounding catchments and of waste water treatment plants in the area and our evidence appears to indicate the unauthorized development site is having a deleterious impact on the shellfish water quality via its disposal of sewerage and wastewaters from the operation”

The report also highlights further concerns on behalf of Wexford County Council regarding effluent and wastewater generated on site and its disposal. In addition, it notes *“As well as hazardous waste (from campervans) which appears to consist of a capped hole in the ground adjacent to some toilets”*. The author of the report notes that *“this is most concerning”*.

In common sense terms, the above would appear to be clear grounds as to why substitute consent should not be granted for this unauthorised development. The above evidence is also clearly in contravention of the following sections of the Wexford County Development Plan 2022-2028 (as outlined in the report) which pertain to the subject site:

Chapter 6:

Objective ED83: To ensure that adequate measures are taken to protect designated shell fish areas as an important economic and employment sector.

Objective ED98: ensure all developments... do not negatively impact on the quality of the environment or character of the rural area or rural settlement... will not result in the contamination of potable water, surface or ground waters, or impact on natural or built heritage.

Chapter 7

Objective TM23: to ensure that tourism development or activity does not significantly impact on coastal habitats, species and features such as wetlands and vegetated dunes.

Objective TM27: ..to prohibit development which would unduly impact on fisheries, seafood, transport or other important marine uses.

Chapter 12:

Objective CZM01: To ensure the sustainable development of the county's coastal areas and the maritime area for the long-term benefit of coastal communities and the economic well-being of these areas and the county while protecting and enhancing environmental quality and managing and restoring biodiversity.

Chapter 12.5.9. Water quality

Objective CZM40: To protect the environmental quality of our coastal and maritime areas by ensuring new developments do not detract from water quality.

Objective CZM44:

To protect water quality in our coastal and marine areas and to ensure that development proposals would not result in adverse impacts on water quality in order to comply with objectives of EU Water Framework Directive (2000/60/EC) and the associated National River Basin Management Plan 2018-

2021, the EU Shellfish Waters Directive (2006/113/EC) and associated pollution reduction program, the Marine Strategy Framework Directive and the Habitats Directive.

Residential Amenity/Noise Pollution:

The report highlights the frequent open-air concerts at the subject site and that *“the impact of noise and external lighting on the receiving environment is also a consideration for the substitute consent process”*.

As mentioned earlier in this letter, I have attached two audio/video recordings of the excessive noise generated at the subject site. For loud concerts every weekend (Fridays and Saturdays) to be clearly audible late into the night inside neighbouring residences (over 2km away) is unacceptable.

This situation is clearly in contravention of the following sections of the Wexford County Development Plan 2022-2028:

Chapter 6:

Objective ED98:

Ensure development...will not result in an unacceptable loss of residential amenity by reason of noise, odour or pollution.

Chapter 10

10.7: noise

Objective EL02:

To ensure that external lighting and lighting schemes are designed so that light spillage is minimized thereby protecting the amenities of nearby properties and wildlife, including protected species.

Volume 2 – Development Management Manual

Section 5.7.3 (Caravan/Camping Developments)

The overall level of development in any one area should not detract from the privacy and amenity presently enjoyed by local residents.

To conclude, I note the strongly-worded recommendation of the report by Wexford County Council as follows:

““In light of the continued unauthorized use and unauthorized development that has taken place at this location adjacent to, and partly within, a designated Natura 2000 site, it is the opinion of the Planning Authority and the Chief Executive that substitute consent for the development under consideration should not be granted given the applicants past failures of compliance with planning permissions and enforcement notices”.

I fully agree with the above recommendation by Wexford County Council and I would urge An Coimisiún Pleanála to reject this application for substitute consent.

Kind regards,

Brendan Lynch

