

The Secretary,
An Bord Pleanála,
64 Marlborough Street,
Dublin 1
14th of March 2019

RE: Strategic Housing Development at Park, Carcur, Wexford, Co. Wexford on behalf of Wm. Neville & Sons Unlimited

Dear Sir / Madam

On behalf of the applicant, Wm. Neville & Sons Unlimited please find enclosed a planning application for Strategic Housing Development for the following development at Park, Carcur, Wexford, Co. Wexford:

“A total of 413 residential units consisting of 175 houses (12 four bedroom detached houses + Garages, 20 four bedroom Semi-Detached houses, 2 four bedroom corner detached houses, 80 three bedroom Semi Detached Houses, 20 three bedroom terraced houses, 7 three bed end of terrace houses, 4 three bedroom corner houses, 20 two bedroom terraced houses, 6 two bedroom end of terrace, 4 Semi-Detached houses), 7 apartment blocks with a total of 238 Apartments: (Block One: (47 units over 5 floors: 40 two bed, 7 three bed), Block Two: (50 units over 7 floors: 4 one bed, 38 two bed, 8 three bed), Block Three: (45 units over 7 floors: 3 one bed, 34 two bed, 8 three bed), Block Four: (20 units over 4 floors: 1 one bed, 19 two bed), Block Five: (38 units over 5 floors: 1 one bed, 37 two bed,) Block Six: (19 units over 4 floors: 3 one bed, 15 two bed, 1 four bed) Block Seven: (19 units over 4 floors: 3 one bed, 15 two bed, 1 four bed)). Together with two crèche facilities (Crèche A: 346.4 sqm floor area. Crèche B 395.3sq.m floor area) and a retail unit of 86.3sq.m (located in Block 10). A to-tal of 769 Car parking spaces (250 private parking spaces, 501 public spaces and 18 creche spaces). and all associated site works”. The proposal shall be delivered over four phases of development. An EIAR (Environmental Impact Assessment Report), an NIS (NATURA Impact Statement) and a SSFRA (Site Specific Flood Risk Assessment have been prepared as part of the planning application)

Please find the following enclosed with this application:

- Strategic Housing Development Application Form;
- Planning Application fee cheque for **€79,651.60**;
- Digital CD copies of all application documentation;
- Irish Water Confirmation of Feasibility Letter;
- Statement of Consistency prepared by Ian Doyle Planning Consultant;

- Planning Report (in response to issues raised by ABP) prepared by Ian Doyle Planning Consultant;
- EIAR prepared by Ian Doyle Planning Consultant;
- Architectural Drawings prepared by Reddy Architecture + Urbanism
- Architectural Design & Access Statement prepared Reddy Architecture + Urbanism
- Schedule of Drawings prepared by Reddy Architecture + Urbanism
- Housing and Quality Assessment prepared by Reddy Architecture + Urbanism
- Landscape Drawings and Landscape Design Report prepared by P. Nolan Landscape Planning & Design Consultancy
- Drainage Drawings & Cover Letter prepared by Arthur Murphy
- Site Specific Flood Risk Assessment prepared by IE Consulting
- Natura Impact Assessment prepared by Deborah Darcy Ecologist
- Draft Construction Management Plan prepared by Wm. Neville & Sons Unlimited

Referrals

As requested by ABP full copies of the planning application have been forwarded to the following authorities in accordance with the requirements of Section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016.

- Transport Infrastructure Ireland,
- Irish Water,
- National Transport Authority,
- Inland Fisheries Ireland,
- Commission for Railway Regulation,
- The Department of Culture, Heritage and the Gaeltacht,
- The Heritage Council Áras na hOidhreachta,
- An Taisce,
- Wexford County Childcare Committee,
- Fáilte Ireland
- Wexford County Council,

An Bord Pleanála's Pre-Application Consultation Opinion

Pre application consultation took place with ABP and Wexford County council on the 16th of October 2017 with the subsequent response from ABP (Reference No. TC0019) issued on the 6th of November 2017. Pursuant to Section (6)(7)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016 ABP issued an opinion that further consideration/amendments to the proposal was required to form a reasonable basis for an application. The Planning Report accompanying the planning application details the applicants response to the information requested by ABP in this regards.

Part V

Please see attached details. The Applicant proposes to meet all Part V obligations in full and in accordance with the submitted details in agreement with and to the full satisfaction of Wexford County Council.

Drawings, Plans and Particulars

This application is accompanied by a full set of architectural drawings prepared by Reddy Architecture + Urbanism in accordance with the requirements of Articles 297 and 298 of the Planning and Development Regulations 2001-2018. In addition landscape design and engineering drawings are also included with the application.

EIAR, NIA & SSFRA

An Environmental Impact Assessment Report, A Natura Impact Assessment Report and A Site Specific Flood Risk Assessment accompany this application and have been prepared in accordance with recommended guidelines and carried out by competent professionals.

Statement of Consistency & Planning Report

A Statement of Consistency has been prepared in accordance with the requirements of 4(1)(a) of the Planning and Development (Housing) and Residential Tenancies Act 2016, as amended clearly demonstrating how the proposed development complies with all Guidelines issued by the minister under Section 28 of the Planning and Development Act 2000 as amended.

A planning report detailing specific information requested by An Bord Pleanála following pre planning consultation is also included.

EIA Portal

The EIAR associated with the proposed development has been registered with the EIA Portal as follows Please see attached confirmation of same as issued by the Department of Housing, Planning and Local Government:

Portal ID: 2018083

Competent Authority: An Bord Pleanála

Applicant Name: William Neville & Sons

Location: Carcur, Park, Wexford Town, County Wexford.

Description: 413 residential units, a retail unit, 2 crèche facilities 769 Car parking spaces
Linear Development: No
Date Uploaded to Portal: 18 December 2018

Six no. hard copies and three no. digital copies of this application have been sent to Wexford County Council as the appropriate planning authority in which the proposed strategic housing development site is located. One no. hard copy and 1 no. digital copy have been issued to the 11 no. prescribed authorities listed above. A project website has been set up with all of the application documentation uploaded to same, the website address is www.carcur.ie

I trust the above is in order and look forward to hearing from you in due course. If you require any further information regarding the above please do not hesitate to contact me.

Kind Regards



Ian Doyle
Planning Consultant
BA (HONS) Town & Country Planning. BTP