

The Secretary,  
An Bord Pleanála,  
64 Marlborough Street,  
Dublin 1  
10<sup>th</sup> of August 2020

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 total 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;
- Part V agreement;

- Statement of Consistency prepared by Ian Doyle Planning Consultant;
- Planning Report (in response to councils report of the 8<sup>th</sup> of May) 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
- Response to DMURS Evaluation Matrix Report by Reddy Architecture + Urbanism
- Landscape Drawings and Landscape Design Report prepared by P. Nolan Landscape Planning & Design Consultancy
- DMURS Evaluation Matrix Report by Roadplan
- Engineering details prepared by Arthur Murphy
- Engineering report on Surface Water Drainage, Fill importation & Gas monitoring of adjacent landfill prepared by Arthur Murphy
- Site Specific Flood Risk Assessment prepared by IE Consulting
- Natura Impact Assessment prepared by Deborah Darcy Ecologist
- A Construction and Demolition Waste 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.

- Irish Water,
- National Transport Authority,
- Transport Infrastructure Ireland,
- The Department of Culture, Heritage and the Gaeltacht,
- Environmental Protection Agency,
- Sea Fisheries Protection Authority,
- Inland Fisheries Ireland,
- Marine Institute,
- The Heritage Council Áras na hOidhreachta,
- An Taisce,
- Health Service Executive,

## **An Bord Pleanála's Pre-Application Consultation Opinion**

Pre application consultation took place with ABP and Wexford County council on the 17<sup>th</sup> of June 2020 with the subsequent response from ABP issued on the 26<sup>th</sup> of June 2020. 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 "Notice of Pre-Application Consultation Opinion" requested the following additional information. Responses are provided accordingly:

1. A robust Water Environment Risk Assessment, Ground Water Management Plan, AA screening report and NIS which support and have regard to one another, and which inter alia, consider the possibility of contamination reaching the Estuary (An EU designated SPA and SAC with Qualifying Interests incl. shellfish / freshwater pearl mussel and consequent conservation objectives) from the proposed development site, through the medium of ground water.

### **Response**

Please see attached Engineering Report on Surface Water Drainage, Fill importation & Gas monitoring of adjacent landfill prepared by Arthur Murphy, Site Specific Flood Risk Assessment prepared by IE Consulting, Natura Impact Assessment prepared by Deborah Darcy Ecologist and a Construction and Demolition Waste Management Plan prepared by Wm. Neville & Sons Unlimited. All consider the potential of contamination reaching the estuary and include appropriate mitigation measures to prevent same. All conclude that no contamination will occur.

2. A report on surface water drainage, surface water management strategy and flood risk which deals specifically with quality of surface water discharge to the Estuary and possible need for a Discharge Licence and or a Foreshore Licence.

### **Response**

Please see attached Engineering Report on Surface Water Drainage, Fill importation & Gas monitoring of adjacent landfill prepared by Arthur Murphy and Site Specific Flood Risk Assessment prepared by IE Consulting. Aquafact Ltd were commissioned to establish water quality impacts and conclude that no impacts will occur. Filtered and attenuated surface water will be discharged to the estuary with no implications regarding flooding. A foreshore license will be required post planning.

3. An updated Architectural Design Statement. The statement should include a suit of plans and drawings which are of high quality and easily legible (scale appropriate and in accordance with the requirements of the Planning and Regulations 2001, as amended) and indicate how the proposal successfully overcomes the site constraints to achieve an accessible, integrated, permeable site layout and design. The statement should specifically address the levels across the site arising from

the proposed access over the railway bridge and possible future bridge over the Slaney regard being had to the FFL of proposed Blocks 2 and 3 and the Main Boulevard, strong corner units and adequate privacy strips around ground floor apartments and the interface along key frontages, in particular, along the Estuary. The statement should be supported by contextual plans and contiguous elevations and sections.

### **Response**

Please see attached Architectural Design & Access Statement prepared Reddy Architecture + Urbanism which specifically deals with the above.

4. A report prepared by a suitably qualified and competent person demonstrating specific compliance with the requirements set out in the Design Manual for Urban Roads and Streets and the National Cycle Manual, as well as a map illustrating pedestrian, cycle and vehicular links through the site and connectivity with the wider area.

### **Response**

Please see attached DMURS Evaluation Matrix Report by Roadplan clearly demonstrating compliance with both the Design Manual for Urban Roads and Streets and the National Cycle Manual.

5. A Construction and Demolition Waste Management Plan (CDWMP) that identifies and describes the extensive infill works and groundworks that are proposed. Clarification of quantity and description of infill material to be imported in order to deal with the issue of flood risk.

### **Response**

The extent of imported fill and management of same is clearly identified and considered by the following reports: Engineering Report on Surface Water Drainage, Fill importation & Gas monitoring of adjacent landfill prepared by Arthur Murphy, Site Specific Flood Risk Assessment prepared by IE Consulting and a Construction and Demolition Waste Management Plan prepared by Wm. Neville & Sons Unlimited.

6. A Report on management, future monitoring and mitigation of gas emissions from the disused landfill.

### **Response**

Please see attached Engineering Report on Surface Water Drainage, Fill importation & Gas monitoring of adjacent landfill prepared by Arthur Murphy.

7. A response to matters raised within the PA Opinion submitted to ABP on the 08 May 2020.

## **Response**

Please see attached report prepared by Ian Doyle Planning Consultant.

## **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 Pleanala following pre- planning consultation is also included specifically with reference to the councils report of the 8<sup>th</sup> of May 2020.

## **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:** 2020134

**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:** 17/08/2020

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](http://www.carcur.ie)

### **Background/Context**

A previous application was refused on site for an almost identical proposal under planning reg. no. ABP-304066-19. The subject application has been altered only in so far as is required to adequately address the reasons for refusal associated with this application and additional matters raised through the pre-planning process.

Over the course of pre -planning discussions for the previous application the council state a preference for a surface water drainage system that discharged to ground. At no stage during pre application discussions with the planning authority or ABP were any concerns raised in this regards. Following the submission of the formal planning application, Wexford County Council recommended that permission be granted subject to a revised surface water drainage system that discharged to the estuary. ABP refused the development for the following two reasons. Responses are offered accordingly as follows:

- 1. The Environmental Impact Assessment Report, together with the other documentation submitted with the application, does not provide sufficient information regarding the proposal to drain surface water runoff to individual soak pits, in order to demonstrate that this would adequately minimise flood risk to the people and material assets in the proposed development and that the residual flood risk can be managed to an acceptable level. The proposed development would, therefore, fail to meet the justification test set out in section 5.15 of the Guidelines for Planning Authorities on the Planning System and Flood Risk Management issued by the Department of the Environment, Heritage and Local Government in November 2009, which applies to the site because parts of it are within Flood Risk Zones A and B as described in those Guidelines. The proposed development would, therefore, be contrary to those Ministerial Guidelines, and would be contrary to the proper planning and sustainable development of the area.*

## **Response**

A revised surface water drainage system is now proposed. The previous application proposed a system that discharged to ground. The revised proposals now employ a system that discharges to the estuary with prior filtration and attenuation. A comprehensive Site Specific Flood Risk Assessment Report accompanies the subject application and concludes that the proposed development will not result in flooding subject to mitigation measures incorporated into the design proposal. Specifically:

- *It is proposed to raise the existing ground levels within the site area to a minimum level of 2.95m OD, which is equal to the predicted 1 in 1000 year (0.1% AEP) High End Future Scenario tidal flood level in the vicinity of the site. This level of 2.95m OD is 1m above the 1 in 1000 year tidal flood level for the Current Scenario.*
- *It is recommended that the finished floor levels are constructed a minimum of 0.3m above the predicted 1 in 1000 year tidal flood level (0.1% AEP) for the High End Future Scenario, i.e. 2.95 + 0.3m = 3.25m OD (Malin)*
- *Surface water runoff generated within the site shall be attenuated to Greenfield Runoff rates in accordance with the GSDSDS to protect the hydrological regime of the area including the River Slaney and the Estuary.*
- *There are five attenuation systems proposed within the development site, which have been designed for no flooding up to the 1 in 100 year rainfall event. The discharge from each of these attenuation systems shall be limited to Greenfield Runoff rates using a flow control device such as a 'Hydrobrake'. The discharge pipes shall be fitted with tidal flaps and shall discharge to the estuary.*
- *The proposed surface water management system shall not result in any displacement of flood waters in the area. As such there will be no increase in runoff from the site beyond the 'greenfield' runoff rate and therefore the development as proposed will not pose an increased flood risk to the area.*

### **Section 7.2.10 of the Flood Risk Assessment - Justification Test Question 2 (i) states the following:**

*"The proposed surface water management system shall attenuate surface water runoff from the development to Greenfield Runoff rates in accordance with the GSDSDS and shall not result in any displacement of flood waters in the area. As such there will be no increase in runoff from the site beyond the 'greenfield' runoff rate and therefore the development as proposed will not pose an increased flood risk to the area".*

2. *It is considered that the information contained in the Environmental Impact Assessment Report does not fully identify and describe the extensive infill works and groundworks that are proposed in order to deal with the issue of flood risk. The information before the Board is not sufficient, therefore, to complete an environmental impact assessment of the proposed development with regard to the factors of soil and water, and accordingly it is considered that the Board cannot be satisfied that the proposed development would not have significant adverse effects on the environment.*

### **Response**

A comprehensive engineering Report has been prepared in response to the above reason for refusal and to the queries raised by the Bord at Pre-panning stage. Appendix C of the engineering report details the extent of imported material in addition to phasing and measures to prevent negative impact on the environment.

An Aquaculture Impact Report has been prepared by AQUAFAC to examine the potential of surface water run off impact which concludes:

*“The large tidal flushing dilutions and large River Slaney freshwater inflows provide ample dilution for the proposed storm water discharge from the proposed development to ensure that the water quality status of the estuary will not be impacted. Added to this, the fact that the freshwater will float over the heavier saline water and be washed out to sea is a further reason why there being any measurable impact on seawater is extremely low. The impact on salinity within the estuary even at proposed 100 year design storm water discharge will be negligible.*

*To conclude, this report confirms that due to:*

1. *The treatment and attenuation of the storm water,*
2. *The huge rates of dilution and*
3. *The fact that the freshwater will float on top of the heavier estuary saltwater*

***The impact of the storm water discharge from the development on the estuary waters will be virtually unmeasurable and will not negatively affect aquaculture in the estuary”.***

The EIAR, SSFRAR and NIS have been revised accordingly and conclude that the subject site will not be subject to future flooding or result in flooding down river. The proposal will not impact negatively on the environment or Natura designated sites.



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

A handwritten signature in blue ink, appearing to read 'Ian Doyle', written over a horizontal line.

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