

Planning and Development (Housing) and Residential Tenancies Act 2016

Planning and Development (Strategic Housing Development) Regulations 2017

**Notice of Strategic Housing Development
Application to AnBordPleanála**

I, **WILLIAM NEVILLE & SONS UNLIMITED**, intend to apply to AnBordPleanála for permission for a strategic housing development at this site **Carcur, Park, Wexford Town, County Wexford**

The development will consist of "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)

The application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of AnBordPleanála and Wexford County Council. The application may also be inspected online at the following website set up by the applicant: <http://carcur.ie/>

Any person may, within the period of 5 weeks beginning on the date of receipt by An BordPleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An BordPleanála, 64 Marlborough Street, Dublin 1, relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by AnBordPleanálain making a decision on the application. Such submissions or observations must also include the following information:

- (a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
- (b) the subject matter of the submission or observations, and
- (c) the reasons, considerations and arguments on which the submission or observations is or are based.

An BordPleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An BordPleanálamay attach to a grant of permission such conditions as it considers appropriate.

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of AnBordPleanála (Tel. 01-8588100).



Signed:

Date of erection of site notice 13th August 2020