

Cora Cunningham
Executive Officer,
Strategic Housing Unit,
An Bord Pleanála,
64 Marlborough Street,
Dublin 1

8th of April 2022

Dear Sir / Madam,

RE: Planning application for proposed Strategic Housing Development on lands located to the East of Carley's Bridge, Enniscorthy, E.D. Enniscorthy Rural, County Wexford.

Please find enclosed an Application under Section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016. Please refer to the Legal Opinion submitted with this application, prepared by McCann Fitzgerald LLP, confirming the ability of the applicant to lodge this SHD application, and utilising the original ABP Opinion Ref. ABP-307305-20, dated 26th January 2021.

Torca Developments Limited intend to apply to An Bord Pleanála for permission for a strategic housing development at this site of c.8.7 ha located on lands located to the East of Carley's Bridge, Enniscorthy, E.D. Enniscorthy Rural, County Wexford. The site is bounded to the north west by Carley's Bridge Road and to the north by dwellings fronting Carley's Bridge Road, to the south by agricultural land, to the north and east by the Urrin Valley and Millbrook residential estates and to the south west and west by the River Urrin. The application site also extends along Carleys Bridge Road and include a portion of the public green area within Millbrook Estate.

The proposed Strategic Housing Development will consist of 233 no. residential units comprising 180 no. apartments/duplexes up to 4 storeys in height consisting of 72 no. 1 beds, 40 no. 2 beds and 68 no. 3 beds; and 53 no. 2-3 storey houses (45 no. 3-bed houses and 8 no. 4 bed houses). Provision of a creche (c.290 sqm), 352 no. car parking spaces, 497 no. cycle parking spaces, open spaces (including new riverside public park), bin storage, bicycle stores and pumping station. The proposal includes for new vehicular and pedestrian accesses via Carley's Bridge Road to the north and north-west, and a pedestrian access via Millbrook Residential Estate to the east of the site. All associated site development works including site reprofiling, boundary treatments, plant, site services and services connections.

The application contains a statement setting out how the proposal will be consistent with the objectives of the Wexford County Development Plan 2013-2019 and the Enniscorthy Town & Environs Development Plan 2008 -2014 (as extended).

The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes the Wexford County Development Plan 2013-2019 and the Enniscorthy Town & Environs Development Plan 2008 -2014 (as extended) other than in relation to the zoning of the land.

A Natura Impact Statement has been prepared in respect of the proposed development.

The application together with a Natura Impact Statement, 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 An Bord Pleanála and Wexford County Council. The application may also be inspected online at the following website set up by the applicant www.enniscorthyshd2.ie

In line with this Act we have included 3 digital copies and 2 hard copies of the requested documents to An Bord Pleanála while a further 1 digital copy and 6 hard copies have been submitted to Wexford County Council as the local Planning Authority for this area. In addition to this, and as requested in the Pre-application Opinion, a copy of the application has also been sent to each of the following prescribed bodies:

- 1. Irish Water**
- 2. Transport Infrastructure Ireland**
- 3. Inland Fisheries Ireland**

It should be noted that the above prescribed bodies listed have requested a digital copy of the application and no hard copy be sent to them as set out in the attached letters.

If you have any enquiries, please don't hesitate to contact this office.

Yours Faithfully,



Cáit Marley (Agent)

McGill Planning
22 Wicklow Street
Dublin 2

Appendix 2 Letters from Statutory Consultees requesting soft copies

Letter from Irish Water requesting soft copy SHD applications:

From: CDStraining <CDStraining@water.ie>
Sent: Tuesday 29 September 2020 10:00
To: CDStraining <CDStraining@water.ie>
Subject: SHD Planning documentation.

Hello

Due to the ongoing Covid-19 pandemic, Irish Water is seeking the assistance of the development community to help minimise our requirement to attend the office. In this regard, it is preferable for Irish Water to receive the SHD Planning Documentation in USB format rather than paper format with a cover letter. The USB should be sent to the same address as the paper format: CDS Planning, Irish Water, Colvill House, 24-26 Talbot Street, Dublin 2

We also urge the development community to continue to submit their designs to CDSdesignqa@water.ie ahead of any full SHD application to An Bord Pleanála for assessment. Upon review of an acceptable design Irish Water will provide the developer with a Statement of Design Acceptance.

Many thanks

CDS Developer Liaison Team

Letter from Transport Infrastructure Ireland requesting soft copy SHD applications:

From: Landuse Planning <LandUsePlanning@tii.ie>
Sent: Wednesday 24 June 2020 11:30
To: Nicky Casey
Subject: RE: Statutory Consultee for SHD

Hi Nicky

Thank you for your email regarding the above.

The TII offices are still closed and we would be most obliged if the application could be submitted electronically to landuseplanning@tii.ie, along with notification of the application website.

Thank you for your co-operation in this matter.

Kind regards
Olivia Morgan
Land Use Planning

Letter from Inland Fisheries Ireland requesting soft copy SHD applications:

Saoirse Kavanagh

From: Yvonne Quirke <Yvonne.Quirke@fisheriesireland.ie>
Sent: Tuesday 24 September 2019 09:04
To: Saoirse Kavanagh
Subject: SHD Planning Applications

Good Morning Saoirse
The CD and cover letter are perfect for IFI – ERBD
Kind regards
Yvonne

Yvonne Quirke
Inland Fisheries Ireland - Dublin

Iascach Intíre Éireann
Inland Fisheries Ireland

Tel +353 (1) 8842695
Email yvonne.quirke@fisheriesireland.ie
Web www.fisheriesireland.ie

3044 Lake Drive, Citywest Business Campus, Dublin 24, D24Y265, Ireland.

Help Protect Ireland's Inland Fisheries

Call **1890 34 74 24** to report illegal fishing, water pollution or invasive species.