

An  
Bord  
Pleanála

## **Strategic Housing Development**

### **Application Form**

#### **Before you fill out this form**

Please note that failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to An Bord Pleanála refusing to deal with your application. Therefore, ensure that each section of this request form is fully completed and signed, entering n/a (not applicable) where appropriate, and that all necessary documentation is attached to the application form. You are advised to refer to the “General Guidance Note” provided on pages 27 to 29 prior to completing this form.

#### **Other Statutory Codes**

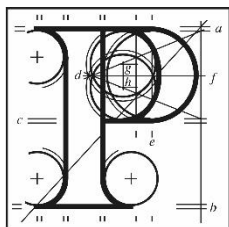
An applicant will not be entitled solely by reason of a planning permission to carry out the development. The applicant may need other statutory consents, depending on the type of development. For example, all new buildings, extensions and alterations to, and certain changes of use of existing buildings must comply with building regulations, which set out basic design and construction requirements



## **Data Protection**

It is the responsibility of persons or entities wishing to use any personal data on a planning application form for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2003. The Office of the Data Protection Commissioner state that the sending of marketing material to individuals without consent may result in action by the Data Protection Commissioner against the sender, including prosecution.





An  
Bord  
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## Application Form in respect of a Strategic Housing Development

**Contact details for sections 1 to 4 to be supplied in Section 26 of this form.**

**1. Applicant:**

Name of Applicant:	Torca Developments Ltd.
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**2. Where the Applicant is a Company (Registered under the Companies Acts):**

Registered Address of Company:	68 Pembroke Road, Ballsbridge, Dublin 4.
Company Registration No:	517146

**3. Name of Person/Agent (if any) Acting on Behalf of the Applicant:**

Name:	Cáit Marley (Agent), McGill Planning Limited, 22 Wicklow Street, Dublin 2.
Is An Bord Pleanála to send all correspondence to the above person/agent acting on behalf of the applicant? (Please tick appropriate box)	Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ] (Please note that if the answer is "No", all correspondence will be sent to the applicant's address)

**4. Person Responsible for Preparation of Drawings and Plans:**

Name:	James Kelly
Firm/Company:	Brian Dunlop Architects



## 5. Planning Authority

Name of the Planning Authority(s) in whose functional area the site is situated:	Wexford County Council
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## 6. Site of Proposed Strategic Housing Development:

Postal Address /Townland/ Location of the Proposed Development (sufficient to identify the site in question):	
Address Line 1:	Lands located to the East of Carley's Bridge
Address Line 2:	Enniscorthy
Address Line 3:	
Town/City:	E.D. Enniscorthy Rural
County:	Wexford
Eircode:	
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	1:2,500 5082-D, 5083-C Centre Point Coordinates: X,Y= 696102, 639564
Where available, please provide the application site boundary, as shown in the submitted plans / drawings, as an ESRI shapefile in the Irish Transverse Mercator (ITM IRENET95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided.	
Area of site to which the application relates in hectares:	C. 8.7 ha
Site zoning in current Development Plan or Local Area Plan for the area:	Objective C - New Residential (R1): <i>"To provide for new residential development, associated residential services and community facilities"</i> and Objective F - Open Space & Amenity (OS): <i>"To protect and provide for recreation, open space and amenity provision"</i>



Existing use(s) of the site and proposed use(s) of the site:	Existing Use: Greenfield & Agricultural Proposed Use: Residential
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## 7. Applicant's Interest in the Site:

Please tick appropriate box to show the applicant's legal interest in the land or structure:	Owner	Occupier	Other
	<b>X</b>		<b>X</b>
Where legal interest is "Other", please expand further on the applicant's interest in the land or structure:			
<p>Please refer to the Letter of Consent from Wexford County Council in Appendix E</p> <p>Please refer to the Letter of Consent from Michael Banville in Appendix F</p>			
State Name and Address of the Site Owner:  <b>If the applicant is not the legal owner</b> , please note that you are required to supply a letter of consent, signed by the site owner.	Torca Developments Ltd, 68 Pembroke Road, Ballsbridge, Dublin 4.		
Does the applicant own or control adjoining, abutting or adjacent lands?			Yes: [ ] No: [ <b>X</b> ]
<p>If the answer is "Yes" above, identify the lands and state the nature of the control involved:</p> <p><b>N/A</b></p>			



## 8. Site History:

Is the applicant aware of any valid planning applications or An Bord Pleanála decisions previously made in respect of this land / structure?		Yes: [ <b>X</b> ] No: [   ]
<p><b>Note:</b> If an application for permission for strategic housing development or a planning application under section 34 of the Planning and Development Act 2000 has been made in respect of this site in the 6 months prior to the submission of this application, the site notice for the current application in respect of strategic housing development must be on a yellow background.</p>		
If the answer is “Yes” above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):		
Reg. Ref. No. / An Bord Pleanála Ref. No.	Nature of Proposed Development	Final Decision by Planning Authority / An Bord Pleanála
ABP-311699-21	Permission was sought for the demolition of existing agricultural structures and the construction of 233 no. residential units (53 no. houses, 180 no. apartment/duplexes), creche (c.290sq.m) and associated works.	ABP: Refused
WCC Reg Ref: 20180818  ABP: PL26.303797	Permission was sought for the demolition of existing agricultural structures (c.422sq.m) and the construction of 97 no. dwelling units comprising 40 no. (2-4 bedroom) semi-detached houses, 17 no. (2-3 bedroom) terraced houses/townhouses, 20 no. (2-bedroom) apartments and 20 no. (3-bedroom) duplexes; and the provision of a single storey crèche (c.235sq.m).	WCC: Granted  ABP: Refused
WCC Reg Ref: 20180819  ABP: PL26.303839	Permission was sought for the construction of 90 no. dwelling units comprising 50 no. (2-4 bedroom) semi-detached houses, 16 no. (2-3 bedroom) terraced houses/townhouses, 12 no. (2-bedroom) apartments and 12 no. (3-bedroom) duplexes.	WCC: Granted  ABP: Refused
WCC Reg Ref: 20080881	Permission was sought for to demolish 4 no. farm buildings and to erect in their place 52 no. dwelling units with treatment plant to serve development and 1 no. temporary construction entrance with associated site works.	WCC: Granted



WCC Reg Ref: 20071545  ABP: PL26.227435	Permission was sought for the demolition of 4 no existing farm buildings and to erection in their place 199 no. dwelling units, with 1 no. crèche, treatment plant to serve development and 1 no. temporary construction entrance with all associated site works.	WCC: Refused  ABP: Withdrawn
WCC Reg Ref: 20050697	Permission was sought for the erection of 162 dwelling house[s]. The application comprises 8 no. four bedroom detached houses (Type A), 98 no, three bedroom semi-detached [houses] (Type B), 28 no. three bedroom end-terrace houses (Type C), 24 no. three bedroom mid-terrace house[s] (Type D), 4 no. two bedroom mid-terrace house[s] (Type E), and associated site works. The site works to include new pumping station and provision made for an all weather/synthetic playing pitch and associated facilities as part of the public open space at Carleys Bridge, Enniscorthy, (Enniscorthy Rural), Co, Wexford.	WCC: Refused
WCC Reg Ref: 20000641	Permission was sought for the construction of 142 dwellings comprising of 9 no. two storey six bedroom detached houses, 2 no. two storeys six bedroom semi-detached houses, 8 no. single storey three bedroom semi-detached houses, 1 no. single storey three bed detached house, 106 no. two storey four bedroom semi-detached houses and 16 no. two bed apartments in 2 no. 2 storey blocks.	WCC: Refused
Is the site of the proposed development subject to a current appeal to An Bord Pleanála?		Yes: [   ] No: [ <b>X</b> ]
If the answer is “Yes” above, please specify the An Bord Pleanála reference no.:		
Is the applicant aware of any other relevant recent planning applications or decisions by An Bord Pleanála in relation to adjoining or adjacent sites?		Yes: [   ] No: [ <b>X</b> ]
If the answer is “Yes” above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):		



N/A	
Is the applicant aware of the site ever having been flooded?  <b>Please refer to the Site Specific Flood Risk Assessment</b>	Yes: [   ] No: [ <b>X</b> ]
If the answer is “Yes” above, please give details e.g. year, extent:	
Is the applicant aware of previous uses of the site e.g. dumping or quarrying?	Yes: [   ] No:[ <b>X</b> ]
If the answer is “Yes” above, please give details:  N/A	



## 9. Description of the Proposed Strategic Housing Development:

Please provide a brief description of the nature and extent of the proposed development, including-

- the proposed types and numbers of houses, student accommodation or both,
- in the case of student accommodation units, the combined number of bedspaces, and any other uses to which those units may be put,
- proposed services ancillary to residential development,
- other proposed uses in the development of the land, the zoning of which facilitates such use, and
- where an Environmental Impact Assessment Report or Natura Impact Statement has been prepared in respect of the application, an indication of that fact.

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

Please submit a site location map sufficient to identify the land, at appropriate scale.

**Enclosed:**

Yes: [ ☒ ] No: [ ☐ ]

Please refer to the Site Location Map by BDA Architects.

Please submit a layout plan of the proposed development, at appropriate scale.

**Enclosed:**

Yes: [ ☒ ] No: [ ☐ ]

Please refer to the Site Layout Plan by BDA Architects

## 10. Pre-Application Consultations

**(A) Consultation with Planning Authority:**



State the date(s) and planning authority reference number(s) of the consultation meeting(s) held with the planning authority under section 247 of the Planning and Development Act 2000:	
Planning Authority reference number:	P20190527
Meeting date(s):	2 <sup>nd</sup> December 2019
<b>(B) Consultation with An Bord Pleanála:</b>  State the date(s) and An Bord Pleanála reference number(s) of the pre-application consultation meeting(s) with An Bord Pleanála:	
An Bord Pleanála reference number:	ABP-307305-20
Meeting date(s):	3 <sup>rd</sup> December 2020
<b>(C) Any Consultation with Prescribed Authorities or the Public:</b>  Provide details of any other consultations the applicant had with authorities prescribed under section 8(1)(b) and (c) of the Act of 2016 or with the public:	
N/A	

## 11. Application Requirements

(a) Is a copy of the page from the newspaper containing the notice relating to the proposed strategic housing development enclosed with this application?	<b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
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If the answer to above is "Yes", state name(s) of newspaper(s) and date(s) of publication:	Irish Daily Star 8 <sup>th</sup> of April 2022
(b) Is a copy of the site notice relating to the proposed development enclosed with this application?	<b>Enclosed:</b> Yes: [ <b>X</b> ] No: [   ]
If the answer to above is "Yes", state date on which the site notice(s) was erected:	8 <sup>th</sup> of April 2022
<b>Note:</b> The location of the site notice(s) should be shown on the site location map enclosed with this application.	
(c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development?	Yes: [   ] No: [ <b>X</b> ]
If the answer to above is "Yes", is an EIAR enclosed with this application?	<b>Enclosed:</b> Yes: [   ] No: [   ] <b>n/a</b>
Please provide a copy of the <b>Confirmation Notice</b> obtained from the EIA Portal where an EIAR accompanies the application.	<b>Enclosed:</b> Yes: [   ] No: [   ] <b>n/a</b>
(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?	Yes: [   ] No: [ <b>X</b> ]
(e) Is a Natura Impact Statement (NIS) required for the proposed development?	Yes: [ <b>X</b> ] No: [   ]  Please refer to the NIS prepared by Whitehill Environmental
If the answer to above is "Yes", is an NIS enclosed with this application?	Yes: [ <b>X</b> ] No: [   ]
(f) Has a copy of this application, and any EIAR and/or NIS required, been sent to the relevant planning authority, in both printed and electronic form?	Yes: [ <b>X</b> ] No: [   ]



(g) Has a copy of this application, and any EIAR and/or NIS required, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant prescribed authorities, in both printed and electronic format?		Yes: [ <b>X</b> ] No: [   ] N/A: [   ]
If the answer to the above is "Yes", list the prescribed authorities concerned:	1. Irish Water 2. Transport Infrastructure Ireland 3. Inland Fisheries Ireland	
If the answer to the above is "Yes", state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:		8 <sup>th</sup> of April 2022
(h) Is the proposed development likely to have significant effects on the environment of a Member State of the European Union or a state that is a party to the Transboundary Convention?		Yes: [   ] No: [ <b>X</b> ]
If the answer to the above is "Yes", has a copy of this application, and the accompanying EIAR, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant authority in the state or states concerned, in both printed and electronic format?		Yes: [   ] No: [   ]  <b>N/A</b>
If the answer to the above is "Yes", list the state(s) and the prescribed authorities concerned:		<b>N/A</b>
If the answer to the above is "Yes", state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:		<b>N/A</b>



## 12. Statements Enclosed with the Application Which:

<p>(a) Set out how the the proposed strategic housing development is consistent with the relevant objectives of the relevant development plan:</p>	<p><b>Enclosed:</b></p> <p>Yes: [ <b>X</b> ] No: [   ]</p> <p>Please see the Planning Report prepared by McGill Planning Ltd.</p>
<p><b>Note:</b> The statement should be accompanied by a list of each relevant development plan objective considered by the prospective applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.</p>	
<p>(b) Set out, where applicable how the proposed strategic housing development will be consistent with the objectives of the relevant local area plan:</p>	<p><b>Enclosed:</b></p> <p>Yes: [ <b>X</b> ] No: [   ]</p> <p>Please see the Planning Report prepared by McGill Planning Ltd.</p>
<p><b>Note:</b> The statement should be accompanied by a list of each relevant local area plan objective considered by the prospective applicant in making the statement and any proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.</p>	
<p>(c) Set out, where applicable that the proposed strategic housing development is, in the applicant's opinion, consistent with the planning scheme for a strategic development zone:</p>	<p><b>Enclosed:</b></p> <p>Yes: [   ] No: [ <b>X</b> ]</p> <p>N/A: [   ]</p>
<p><b>Note:</b> The statement should be accompanied by a list of the principal provisions of the planning scheme considered by the prospective applicant in making the statement.</p>	
<p>(d) Set out how the the proposed strategic housing development is, in the applicant's opinion, consistent with any relevant guidelines issued by the Minister under section 28 of the Act of 2000:</p>	<p><b>Enclosed:</b></p> <p>Yes: [ <b>X</b> ] No: [   ]</p> <p>N/A: [   ]</p> <p>Please refer to the documents prepared by McGill Planning</p>
<p><b>Note:</b> The statement should be accompanied by a list of the guidelines considered by the applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with the guidelines.</p>	



**Please refer to the documents prepared by McGill Planning**

(e) Where An Bord Pleanála notified the applicant of its opinion that the documents enclosed with the request for pre-application consultations required further consideration and amendment in order to constitute a reasonable basis for an application for permission, a statement setting out any changes made to the proposals in consequence.

**Enclosed:**

Yes: [ **X** ] No: [ ]  
N/A: [ ]

Please see Planning Report: statement of response to ABP opinion submitted by McGill Planning Ltd

(f) Where An Bord Pleanála notified the applicant that specified additional information should be submitted with any application for permission, a statement setting out that such information accompanies the application.

**Enclosed:**

Yes: [ **X** ] No: [ ]  
N/A: [ ]

Please see statement of response to ABP opinion included in the Planning Report submitted by McGill Planning Ltd

**13. Material Contravention of Development Plan/Local Area Plan:**

Where the proposed strategic housing development materially contravenes the relevant development plan or local area plan other than in relation to the zoning of land, is a statement included with the application indicating the plan objective concerned and why permission should, nonetheless, be granted, having regard to a consideration specified in section 37(2)(b) of the Act of 2000?

**Enclosed:**

Yes: [ **X** ] No: [ ]

Please the Material Contravention Statement included in the Planning Report submitted by McGill Planning Ltd

**14. Proposed Residential Development:**

(a) Provide a breakdown of the proposed residential content of the strategic housing development, as follows:

**Houses**



Unit Type	No. of Units	Gross floor space in m <sup>2</sup>
1-bed		
2-bed		
3-bed	45	c. 5613 sqm
4-bed	8	c. 1120 sqm
4+ bed		
<b>Total</b>	<b>53</b>	<b>c. 6733 sqm</b>

Apartments		
Unit Type	No. of Units	Gross floor space in m <sup>2</sup>
Studio		
1-bed	72	c.4146.4 sqm
2-bed	40	c. 4056 sqm
3-bed	68	c. 8047 sqm
4-bed		
4+ bed		
<b>Total</b>	<b>180</b>	<b>c. 16,249.4 sqm</b>

Student Accommodation			
Unit Types	No. of Units	No. of Bedspaces	Gross floor space in m <sup>2</sup>
Studio			
1-bed			
2-bed			
3-bed			



4-bed			
4+ bed			
<b>Total</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>

(b) State total number of residential units in proposed development:	233
(c) State cumulative gross floor space of residential accommodation, in m <sup>2</sup> :	c.22,982.2 sqm

**15. Proposed Ancillary and Other Uses in the Proposed Strategic Housing Development:**

(a) Please provide details of the different classes of development proposed as ancillary to residential development and other uses on the land, the zoning of which facilitates such uses, as follows:	
<b>Class of Development:</b>	<b>Gross Floor Space in m<sup>2</sup></b>
Childcare facilities (44* no. of childcare spaces) *insert no. of childcare spaces	c.290 sqm
<p><b>Note:</b> Where it is not proposed to provide one childcare facility for each 75 houses in the proposed development, the application should be accompanied by a statement of the rationale for this.</p>	
(b) State cumulative gross floor space of non-residential development in m <sup>2</sup> :	c. 532 sqm (includes creche and ancillary buildings i.e. bin stores)
(c) State cumulative gross floor space of residential accommodation and other uses in m <sup>2</sup> :	c.23,514.2 sqm
(d) Express 15(b) as a percentage of 15(c):	<b>2.26%</b>



## 16. Strategic Housing Development Details:

**Note:** If the answer to any of the below statements is “Yes”, please submit a brief statement in support of your application.

Please tick appropriate box:	Yes	No
(a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?	<b>X</b>  Please refer to the Documents prepared by BDA and McGill Planning	
(b) Are details of public and private open space provision, landscaping, play facilities, pedestrian permeability, vehicular access and parking provision, where relevant, enclosed with the application?	<b>X</b>  Please refer to the documents prepared by BDA, Transport Insight, McGill Planning and Landscape Design Services	
(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?	<b>X</b>  Please refer to the documents prepared by BDA and Landscape Design Services	
(d) Are details of any proposals to provide for services infrastructure other than water, such as cabling (including broadband provision) and any phasing proposals enclosed with the application?	<b>X</b>  Please refer to the documents prepared by Sweeney Consulting Engineers and Dellap and Waller Limited.	
(e) Does the proposed development include an activity requiring an integrated pollution control licence or a waste licence?  If “Yes”, enclose a brief explanation with this application.		<b>X</b>
(f) Does the proposed development involve the demolition of any structure (including a habitable house), in whole or in part?  If “Yes”, enclose a brief explanation with this application.	<b>X</b>  All existing derelict agricultural structures will be demolished as part of this application please refer to the Site	



	Survey drawing prepared by BDA	
<p>(g) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part?</p> <p>If "Yes", an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application.</p>		<b>X</b>
<p>(h) Does the proposed development consist of work to a Protected Structure and/or its curtilage or proposed Protected Structure and/or its curtilage?</p> <p>If "Yes", provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		<b>X</b>
<p>(i) Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?</p> <p>If "Yes", provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		<b>X</b>
<p>(j) Does the proposed application development affect, or is close to, a national monument or place in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht or a local authority, or is it the subject of a preservation order or temporary preservation order under the National Monuments Acts 1930 to 2014?</p> <p>If "Yes", enclose a brief explanation with this application.</p>		<b>X</b>
<p>(k) Is the proposed development in a Strategic Development Zone?</p> <p>If "Yes", enclose a statement of how the proposed development is consistent with the planning scheme for the Zone.</p>		<b>X</b>



<p>(l) Do any statutory notices (e.g. Fire Safety, Enforcement, Dangerous Buildings, Derelict Sites, Building Control, etc.) apply to the site and/or any building thereon?</p> <p>If “Yes”, enclose details with this application.</p>		<b>X</b>
<p>(m) Do the Major Accident Regulations apply to the proposed development?</p>		<b>X</b>
<p>(n) Is information specified by An Bord Pleanála as necessary for inclusion in any application for permission for the proposed development, so included?</p> <p>If “Yes”, give details of the specified information accompanying this application.</p>	<p><b>X</b></p> <p>See List of Enclosures in Appendix A below</p>	



**17. Where the Proposed Development Relates to Existing Building(s) / Structure(s):**

State gross floor space of any existing building(s) / structure(s) in m <sup>2</sup> :	<b>c. 160m<sup>2</sup></b>  No existing buildings on site. GFA of temporary existing derelict structures is c.160 sqm
State gross floor space of any proposed demolition, in m <sup>2</sup> :	<b>c. 160m<sup>2</sup></b>  No existing buildings on site. GFA of temporary existing derelict structures is c.160 sqm
State gross floor space of any building(s) / structure(s) to be retained in m <sup>2</sup> :	<b>0</b>
State total gross floor space of proposed works in m <sup>2</sup> :	c.23,514.2 sqm

**18. Where the Application relates to Material Change of Use of Land or Structure:**

(a) State existing use of land or structure:	Greenfield & Agricultural
(b) Where the existing land or structure is not in use, state the most recent authorised use of the land or structure:	Greenfield
(c) State proposed use(s):	Residential
(d) State nature and extent of any such proposed use(s):	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
<p>(e) Plans (including a site or layout plan and drawings of floor plans, elevations and sections that comply with the requirements of Article 297 and 298) and other particulars required describing the works proposed should be enclosed with this application:</p> <p><b>Enclosed:</b> Yes: [ <b>X</b> ] No: [   ] N/A: [   ]</p> <p><b>Please refer to BDA Architectures drawing pack.</b></p>	

## 19. Social Housing (Part V)

Please tick appropriate box:	Yes	No
(a) Does Part V of the Planning and Development Act 2000 apply to the proposed development?	<b>X</b>	
<p>(b) If the answer to Question 19(A) is "Yes", are details enclosed as to how the applicant proposes to comply with section 96 of Part V of the Act including, for example—</p> <p>(i) details of such part or parts of the land for the proposed development or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority's functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority's functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and</p>	<b>X</b>	



(ii)	details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Act, and	<b>X</b>	
(iii)	a layout plan showing the location of proposed Part V units in the development?	<b>X</b>	
(c)	If the answer to Question 19(A) is "No" by virtue of section 96(13) of the Planning and Development Act 2000, details must be enclosed with this application form indicating the basis on which section 96(13) is considered to apply to the development.		

## 20. Water Services:

<b>(A) Proposed Source of Water Supply:</b>	
Please indicate as appropriate:	
(a)	Existing Connection: <input type="checkbox"/> New Connection: <input checked="" type="checkbox"/>
(b)	Public Mains: <input checked="" type="checkbox"/>
	Group Water Scheme: <input type="checkbox"/> Name of Scheme: _____
	Private Well: <input type="checkbox"/>
	Other (please specify): _____
PLEASE SEE ENCLOSED ENGINEER DRAWINGS AND REPORTS	
<b>(B) Proposed Wastewater Management / Treatment:</b>	
Please indicate as appropriate:	
(a)	Existing Connection: <input type="checkbox"/> New Connection: <input checked="" type="checkbox"/>



(b) Public Sewer: ☒ [ X ]

Conventional septic tank system: ☐ [ ]

Other on-site treatment system (please specify): \_\_\_\_\_

PLEASE SEE ENCLOSED ENGINEER DRAWINGS AND REPORTS

Where the disposal of wastewater for the proposed development is other than to a public sewer, provide information on the on-site treatment system proposed and evidence as to the suitability of the site for the system proposed:

**(C) Proposed Surface Water Disposal:**

Please indicate as appropriate:

(a) Public Sewer/Drain: ☐ [ ]

Soakpit: ☐ [ ]

Watercourse: ☒ [ X ]

Other (please specify): \_\_\_\_\_

**(D) Irish Water Requirements:**

Please submit the following information:

(a) Where the proposed development has the potential to impact on a public water supply source, irrespective of whether or not a connection to a water/wastewater network is required, this application must be accompanied by evidence of engagement with Irish Water and its outcome.

**Enclosed:**

Yes: ☒ [ X ] No: ☐ [ ]

Please refer to documents submitted by Sweeney Consulting Engineers.

(b) A current/valid Confirmation of Feasibility Statement from Irish Water in relation to the proposed development confirming that there is or will be sufficient water network treatment capacity to service the development.

**Enclosed:**

Yes: ☒ [ X ] No: ☐ [ ]

Please see appendix B

(c) A Statement of Compliance with Irish Water's Standard Details and Codes of Practice for water and/or wastewater infrastructure proposals (designs, layouts, etc.).

**Enclosed:**

Yes: ☒ [ X ] No: ☐ [ ]



	Please see appendix C
(d) An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.	<b>Enclosed:</b> Yes: [ X ] No: [ ]
(e) Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.	<b>Enclosed:</b> Yes: [ X ] No: [ ]

## 21. Traffic and Transportation

(a) Is a Traffic / Transportation Impact Assessment included with the application, having regard to the relevant Development Plan / Local Area Plan requirements and the Traffic Management Guidelines (DoT / DoEHLG / DTO, 2003)?	<b>Enclosed:</b> Yes: [ X ] No: [ ]  Please see Traffic and Transport Assessment prepared by Transport Insights
(b) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	<b>Enclosed:</b> Yes: [ X ] No: [ ]  Please see 'Framework Residential Travel Plan' included in the TTA prepared by Transport Insights
(c) Is a Road Safety Audit included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	<b>Enclosed:</b> Yes: [ X ] No: [ ]  Please see 'Road Safety Audit' included in the TTA prepared by Transport Insights



## 22. Taking in Charge

Is it intended that any part of the proposed development will be taken in charge by the planning authority?	Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]  Please see Taking in Charge drawing prepared by BDA
If the answer is "Yes", please attach site plan clearly showing area(s) intended for taking in charge.	

## 23. Maps, Plans and Drawings

List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number.  See Appendix A below.
--

## 24. Application Fee:

(a) State fee payable for application:	<b>€42,378</b>
(b) Set out basis for calculation of fee:	HA1A €130 x 233 units = €30,290  HA1B €7.20 X 290 sqm (creche) = €2,088  HA3 (submission of an NIS) = €10,000
(c) Is the fee enclosed with the application?	<b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]

## 25. Universal Design:

Please provide a statement as to how the proposed Strategic Housing Development has sought to comply with the principles of Universal Design (to encourage access and use of the development regardless of age,	<b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
---	---




size, ability or disability). For assistance and general information on such matters please refer for example to the National Disability Authority's "Building for Everyone: A Universal Design Approach" and "Universal Design Guidelines for Homes in Ireland" at <a href="http://www.universaldesign.ie">www.universaldesign.ie</a>	See design statement prepared by BDA
--	--------------------------------------



### Declaration

I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the requirements of the Planning and Development Act 2000 and Chapter 1 of Part 2 of the Planning and Development (Housing) and Residential Tenancies Act 2016 and the Regulations made thereunder. In this regard, I also hereby declare that, to the best of my knowledge and belief, the copies of the application documents sent to the planning authority, prescribed bodies, etc., and displayed on any website under the applicant's control are identical to the application documents being deposited with An Bord Pleanála.

Signed: (Applicant or Agent as appropriate)	  Cáit Marley, McGill Planning Limited.
Date:	8 <sup>th</sup> of April 2022



## 26. Contact Details- Not to be Published

### Applicant(s):

First Name:	Torca Developments Ltd.
Surname:	
Address Line 1:	68 Pembroke Road
Address Line 2:	Ballsbridge
Address Line 3:	
Town / City:	Dublin 4
County:	
Country:	Ireland
Eircode:	D04 A3T6
E-mail address (if any):	<a href="mailto:oisin@torcahomes.com">oisin@torcahomes.com</a>
Primary Telephone Number:	0861619195
Other / Mobile Number (if any):	

### Where the Applicant(s) is a Company:

Name(s) of Company Director(s):	Phelim O'Connor, Oisín O'Connor
Company Registration Number (CRO):	517146
Contact Name:	Oisín O'Connor
Primary Telephone Number:	0861619195
Other / Mobile Number (if any):	
E-mail address:	<a href="mailto:oisin@torcahomes.com">oisin@torcahomes.com</a>

### Person/Agent (if any) acting on behalf of the Applicant(s):

First Name:	Caitlin
Surname:	Marley
Address Line 1:	McGill Planning Limited
Address Line 2:	22 Wicklow Street, Dublin 2
Address Line 3:	
Town / City:	
County:	Dublin 2
Country:	Ireland
Eircode:	D02 VK22
E-mail address (if any):	<a href="mailto:Caitlin@mcgplanning.ie">Caitlin@mcgplanning.ie</a>
Primary Telephone Number:	01 2846464
Other / Mobile Number (if any):	



**Person responsible for preparation of maps, plans and drawings:**

<b>First Name:</b>	James
<b>Surname:</b>	Kelly
<b>Address Line 1:</b>	Brian Dunlop Architects
<b>Address Line 2:</b>	Patricks Court
<b>Address Line 3:</b>	Patrick Street
<b>Town / City:</b>	
<b>County:</b>	Kilkenny
<b>Country:</b>	Ireland
<b>Eircode:</b>	
<b>E-mail address (if any):</b>	<a href="mailto:james@bdarchitects.ie">james@bdarchitects.ie</a>
<b>Primary Telephone Number:</b>	056 7813015
<b>Other / Mobile Number (if any):</b>	

**Contact for arranging entry on site, if required:**

<b>Name:</b>	Oisín O'Connor
<b>Mobile Number:</b>	086 161 9195
<b>E-mail address:</b>	<a href="mailto:oisin@torcahomes.com">oisin@torcahomes.com</a>



## Appendix A – List of Enclosures

- Completed Planning Application Form
- Cheque for €42,378
- Site Notice as erected 8<sup>th</sup> of April 2022
- Newspaper Notice as published 8<sup>th</sup> of April 2022
- Part V Pack
- Irish Water Pre-Connection Enquiry (Appendix B)
- Irish Water Statement of Design Acceptance Letter (Appendix C)
- Letter of consent from Wexford County Council (Appendix E)
- Letter of consent from Michael Banville (Appendix F)
- Email from Irish Water Confirming SODA dated 17<sup>th</sup> of May 2021 is acceptable (Appendix D)
- Copy of Cover Letter to An Bord Pleanála
- Copy of Cover Letter to Wexford County Council
- Copy of Cover Letters to Consultees receiving soft copies
- Letter from McCann FitzGerald

### McGill Planning

- Planning Report including
  - Statement of Consistency
  - Material Contravention Statement
  - Statement of Response to An Bord Pleanála's Opinion
- EIA Screening Report & Statement in accordance with Article 299(1)(b)(ii)(II)(C) Of the planning and development regulations, 2001 as amended
- Social and Community Audit

### Brian Dunlop Architects

Dwg No.	Drawing / Document Name	Scale	Size
1768-P-001	Site Location Map	1:2500 & 1:10,560	A2
1768-P-009	Site Survey	1:500	A0
1768-P-010	Proposed Site Layout Plan	1:500	A0
1768-P-015	Open Space Key Plan	1:1000	A1
1768-P-020	Development Area	1:1000	A1
1768-P-025	Phasing Plan	1:1000	A1
1768-P-030	Taking in Charge Plan	1:1000	A1
1768-P-060	Contiguous Street Elevations - Sheet 1	Varies	A1
1768-P-061	Contiguous Street Elevations - Sheet 2	Varies	A1
1768-P-062	Contiguous Street Elevations - Sheet 3	Varies	A1
1768-P-063	Contiguous Street Elevations - Sheet 4	Varies	A1
1768-P-064	Contiguous Street Elevations - Sheet 5	Varies	A1



1768-P-100	House Type A - Floor Plans, Elevations & Sections	Varies	A1
1768-P-105	House Type B - Floor Plans, Elevations & Sections	Varies	A1
1768-P-110	House Type C - Floor Plans, Elevations & Sections	Varies	A1
1768-P-115	House Type D-D1 - Floor Plans, Elevations & Sections	Varies	A1
1768-P-120	House Type E - Floor Plans, Elevations & Sections	Varies	A1
1768-P-125	House Type F - Floor Plans, Elevations & Sections	Varies	A1
1768-P-135	Building Type 1 - Floor Plans, Elevations & Sections	Varies	A1
1768-P-140	Building Type 2 - Floor Plans, Elevations & Sections	Varies	A1
1768-P-145	Building Type 3 - Floor Plans, Elevations & Sections	Varies	A1
1768-P-150	Building Type 4 - Floor Plans, Elevations & Section	Varies	A1
1768-P-155	Building Type 05 - Floor Plans, Elevations & Sections	Varies	A1
1768-P-160	Building Type 06 - Floor Plans, Elevations & Section	Varies	A1
1768-P-165	Building Type 7 - Floor Plans, Elevations & Sections	Varies	A1
1768-P-170	Building Type 8 - Floor & Roof Plans	Varies	A1
1768-P-171	Building Type 8 - Elevations & Section	Varies	A1
1768-P-175	Building Type 9 - Floor Plans, Elevations & Section	Varies	A1
1768-P-180	Building Type 10 - Floor & Roof Plans	Varies	A1
1768-P-181	Building Type 10 - Elevations & Section	Varies	A1
1768-P-185	Building Type 11 - Floor Plans, Elevations & Sections	Varies	A1
1768-P-190	Building Type 12 - Floor Plans, Elevations & Sections	Varies	A1
1768-P-195	Building Type 13 - Floor & Roof Plans	Varies	A1
1768-P-196	Building Type 13 - Elevations & Section	Varies	A1
1768-P-200	Building Type 14 - Floor Plans, Elevations & Sections	Varies	A1
1768-P-205	Building Type 15 - Floor Plans, Elevations & Sections	Varies	A1
1768-P-210	Building Type 16 - Floor Plans, Elevations & Sections	Varies	A1
1768-P-215	Building Type 17 - Floor Plans, Elevations & Sections	Varies	A1



Dwg No.	Drawing / Document Name	Scale	Size
1768-P-220	Building 18 - Floor Plans, Elevations & Section	Varies	A1
1768-P-225	Building Type 19 - Floor Plans, Elevations & Sections	Varies	A1
1768-P-230	Building Type 20 - Floor & Roof Plans	Varies	A1
1768-P-231	Building Type 20 - Elevations & Section	Varies	A1
1768-P-235	Building Type 21 - Floor & Roof Plans	Varies	A1
1768-P-236	Building Type 21 - Elevations & Section	Varies	A1
1768-P-500	Bin Store - Plans, Elevations & Sections	1:100 UNO	A1
	<u>Documents</u>		
1768-01.	Housing Quality Assessment		A3
1768-02.	Building Lifecycle Report		A4
1768-03.	Architectural Design Statement		A3

### **Sweeney Consulting Engineers**

Drawing Number	Drawing Title
SCE-001P	PROPOSED WATERMAIN LAYOUT
SCE-002P	PROPOSED FOUL & STORM LAYOUT
SCE-003P	PROPOSED FOUL PIPELINE SECTIONS (SHEET 1 OF 2)
SCE-004P	PROPOSED FOUL PIPELINE SECTIONS (SHEET 2 OF 2)
SCE-005P	PROPOSED STORM PIPELINE SECTIONS (SHEET 1 OF 2)
SCE-006P	PROPOSED STORM PIPELINE SECTIONS (SHEET 2 OF 2)
SCE-007P	PROPOSED MANHOLES S1 & S20 DETAILS
SCE-009P	PROPOSED DIVERTED STORM PIPELINES SECTIONS
Document Title	
Report on Water Services	n/a
Report on Disposal of Storm Water	n/a
Cover Letter	n/a



## **Landscape Design Services**

<b>Document No.</b>	<b>Document Title</b>	<b>Scale</b>	<b>Size</b>
20_174-PD	Landscape Architecture Design Rationale Report	nts	A3
20_174-PD-001	Landscape Masterplan with Numbered Legend, Outline Hard and Soft Landscape Materials Specification Keys	1:500	A0
20_174-PD-002	Planting Plan + Planting Schedule, Outline Soft Landscape Materials Specification Key	1:500	A0
20_174-PD-003	Landscape Masterplan - Detail Open Space 1 - Riverside Amenity Open Space	1:200	A1
20_174-PD-004	Landscape Masterplan - Detail Open Space 2 - Riverside Amenity Open Space	1:200	A1
20_174-PD-005	Landscape Masterplan - Detail Open Space 3 - Riverside Amenity Open Space	1:200	A1
20_174-PD-006	Landscape Masterplan - Detail Open Space 4 - Typical Streetscape + Dwelling Gardens	1:200	A1
20_174-PD-007	Landscape Masterplan - Detail Open Space 5 - Sloped Millbrook Connection	1:200	A1
20_174-PD-008	Landscape Masterplan - Detail Open Space 6 - Typical Streetscape in Home-Zone + Oak Lawn	1:200	A1
20_174-PD-009	Landscape Masterplan - Detail Open Space 7 - East Green Ginnel	1:200	A1
20_174-PD-010	Landscape Masterplan - Detail Open Space 8 - West Green Ginnel	1:200	A1
20_164-PD-011	Landscape Masterplan - Detail Open Space 9 - Northern Pedestrian Entrance	1:200	A1
20_174-PD-012	Landscape Masterplan - Detail Open Space 10 - Creche + Junior Children's Amenity Playspace	1:200	A1
20_174-PD-013	Boundary Treatment Plan + Boundary Treatments Outline Specification Key	1:500	A0
20_174-PD-014	Site Section A-AA' with Landscape Proposals Illustrated (Based on BDA Site Section 07)	1:500, 1:200	A1
20_174-PD-015	Site Section B-BB' with Landscape Proposals Illustrated (Based on BDA Site Section 08)	1:500, 1:200	A1
20_174-PD-016	Tree Protection Measures for Existing Trees + Vegetation (To Consulting Arborist's Design Detail + Specification)	1:50, NTS	A3

<b>Document No.</b>	<b>Document Title</b>	<b>Scale</b>	<b>Size</b>
20_174-PD-017	Proposed Boundary Treatment Details 1_3	1:20	A1
20_174-PD-018	Proposed Boundary Treatment Details 2_3	1:20	A1
20_174-PD-019	Proposed Boundary Treatment Details 2_3	1:20	A1
20_174	General Specification notes - Hedgerow Reinstatement + Management Plan from Practical Completion	NTS	A3
20_174-PD-021	Hard Landscape Materials Palette	NTS	A3
20_174-PD-022	Amenity Play Strategy + Plan, Play Materials + Equipment Palette	1:2000	A3
20_174-PD-023	Soft Landscape Materials Palette	NTS	A3
20_174-PD-024	Biodiversity Action Plan	1:2000	A3



## **Independent Tree Surveys**

### **Documents**

Tree Survey & Planning Report

### **Drawings**

Drawing Number	Drawing Title
21041_TPP	Tree Protection Plan
21041_TS	Tree Survey

## **Delap & Waller**

Drawing	Drawing Title
20131-BW-604-01	PROPOSED BWIC SITE SERVICES LAYOUT-PUBLIC LIGHTING
20131-BW-604-02	PUBLIC LIGHTING DETAILS
	<b>Document Title</b>
	PUBLIC LIGHTING DESIGN REPORT
	PUBLIC LIGHTING CONTOUR DIAGRAM

## **Byrne Mullins & Associates**

- Cultral Heritage Assessment Report

## **Whitehill Environmental**

- Natura Impact Assessment
- Ecological Impact Assessment

## **IE Consulting**

- Site Specific Flood Risk Assessment
- Hydrological Impact Report

## **Wildlife Surveys Ireland**

- Bat, Badger and Otter Assessment

## **Traynor Environmental**

- Construction and Demolition Waste Management Plan



- Construction Environmental Management Plan
- Operational Waste & Recycling Management Plan

### **3D Design Bureau**

- Daylight & Sunlight Assessment Report
- Photomontages & CGIs

### **JOT Energy Consultants**

- Residential Energy Statement

### **Transport Insights**

- Traffic and Transport Assessment



## Appendix B – Confirmation of Feasibility

Tristan Adam  
68 Pembroke Road,  
Ballsbridge,  
Co. Dublin, D04A3T6

10 March 2020

Dear Tristan Adam,



Uisce Éireann  
Beisce OP 448  
Oifig Sheachadaithe na  
Cathrach Theas  
Cathair Chorcaí

Irish Water  
PO Box 448,  
South City  
Delivery Office,  
Cork City

[www.water.ie](http://www.water.ie)

Re: Connection Reference No CDS20000245 pre-connection enquiry -  
Subject to contract | Contract denied

Connection for Housing Development of 251 unit(s) at Carleysbridge, Enniscorthy, Co. Wexford.

Irish Water has reviewed your pre-connection enquiry in relation to a water connection at Carleysbridge, Enniscorthy, Co. Wexford.

Based upon the details that you have provided with your pre-connection enquiry and on the capacity currently available in the network(s), as assessed by Irish Water, we wish to advise you that, subject to a valid connection agreement being put in place, your proposed connection to the Irish Water network(s) can be facilitated.

### Water

Due to the high level of development interest in Enniscorthy, Irish Water is currently modelling the public water treatment and watermain network. It will be a number of months before this model is complete. Based on the current information available; this development is currently feasible, however upgrades will be required.

Irish Water will be in a position to confirm these upgrades, once the results of modelling are received. It is not envisaged all the proposed developments in Enniscorthy will be built at once. The required upgrades may be built as each development progresses.

This confirmation of feasibility to connect to the Irish Water infrastructure does not extend to your fire flow requirements.

### Wastewater

Due to the high level of development interest in Enniscorthy, Irish Water is currently modelling the public water treatment and watermain network. It will be a number of months before this model is complete. Based on the current information available; this development will be feasible, however upgrades will be required. Irish Water will be in a position to confirm these upgrades, once the results of modelling are received.

It is noted that a pumped foul sewer solution has been proposed to service this site, based on high-level observations, this site is serviceable by a gravity sewer. Evidence that all gravity solutions have been explored must be provided before submitting a pumped alternative.



The proposed sewer may require a wayleave where it passes through 3<sup>rd</sup> party land and the existing 450mm sewer into St. Johns Pump Station will require upgrades. These upgrades will be borne by the developer. The full extent of upgrades will need to be confirmed by Irish Water at Connection Application stage.

#### **Strategic Housing Development**

Irish Water notes that the scale of this development dictates that it is subject to the Strategic Housing Development planning process. Therefore, in advance of submitting your full application to An Bord Pleanála for assessment, you must have reviewed this development with Irish Water and received a Statement of Design Acceptance in relation to the layout of water and wastewater services.

#### **General**

All infrastructure should be designed and installed in accordance with the Irish Water Codes of Practice and Standard Details. A design proposal for the water and/or wastewater infrastructure should be submitted to Irish Water for assessment. Prior to submitting your planning application, you are required to submit these detailed design proposals to Irish Water for review.

You are advised that this correspondence does not constitute an offer in whole or in part to provide a connection to any Irish Water infrastructure and is provided subject to a connection agreement being signed at a later date.

A connection agreement can be applied for by completing the connection application form available at [www.water.ie/connections](http://www.water.ie/connections). Irish Water's current charges for water and wastewater connections are set out in the Water Charges Plan as approved by the Commission for Regulation of Utilities.

If you have any further questions, please contact Brian Lyons from the design team on 02254610 or email [brilyons@water.ie](mailto:brilyons@water.ie). For further information, visit [www.water.ie/connections](http://www.water.ie/connections).

Yours sincerely,



Maria O'Dwyer

Connections and Developer Services



## Appendix C – Statement of Design Acceptance



Tristan Adam  
68 Pembroke Road  
Ballsbridge  
Co. Dublin D04A3T6

17 May 2021

UISCE ÉIREANN  
Box 418  
Oifig Sheachadana  
Cathrach T606  
Cathair Chorcaí

Irish Water  
PO Box 418,  
South City  
Delivery Office,  
Cork City.

[www.water.ie](http://www.water.ie)

**Re: Design Submission for Carleysbridge, Enniscorthy, Co. Wexford (the "Development") (the "Design Submission") / Connection Reference No: CDS20000245**

Dear Tristan Adam,

Many thanks for your recent Design Submission.

We have reviewed your proposal for the connection(s) at the Development. Based on the information provided, which included the documents outlined in Appendix A to this letter, Irish Water has no objection to your proposals.

This letter does not constitute an offer, in whole or in part, to provide a connection to any Irish Water infrastructure. Before you can connect to our network you must sign a connection agreement with Irish Water. This can be applied for by completing the connection application form at [www.water.ie/connections](http://www.water.ie/connections). Irish Water's current charges for water and wastewater connections are set out in the Water Charges Plan as approved by the Commission for Regulation of Utilities (CRU) ([https://www.cru.ie/document\\_group/irish-waters-water-charges-plan-2018/](https://www.cru.ie/document_group/irish-waters-water-charges-plan-2018/)).

You the Customer (including any designers/contractors or other related parties appointed by you) is entirely responsible for the design and construction of all water and/or wastewater infrastructure within the Development which is necessary to facilitate connection(s) from the boundary of the Development to Irish Water's network(s) (the "Self-Lay Works"), as reflected in your Design Submission. Acceptance of the Design Submission by Irish Water does not, in any way, render Irish Water liable for any elements of the design and/or construction of the Self-Lay Works.

If you have any further questions, please contact your Irish Water representative:

Name: Alvaro Garcia  
Email: [agarcia@water.ie](mailto:agarcia@water.ie)

Yours sincerely,

Yvonne Harris  
Head of Customer Operations

Stiúrthóirí / Directors: Cathal Marley (Chairman), Niall Gleeson, Eamon Gallen, Yvonne Harris, Brendan Murphy, Maria O'Dwyer  
Oifig Chláraithe / Registered Office: Teach Colmáil, 24-26 Sráid Thailbóid, Baile Átha Cliath 1, D01 NP86 / Colmáil House, 24-26 Talbot Street, Dublin 1, D01 NP86  
Is cuideachta ghníomhaíochta ainmnithe atá faoi theorainn scaireanna é Uisce Éireann / Irish Water is a designated activity company, limited by shares.  
Uimhir Chláraithe in Éirinn / Registered in Ireland No.: 530363

00000000

REV012



## Appendix D Email from Irish Water

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**From:** PJ Murphy <pjmurphy@water.ie>  
**Sent:** Friday 27 August 2021 12:28  
**To:** 'Martin Sweeney' <martin@johncreed.net>  
**Cc:** 'Oisín O'Connor' <oisin@torcahomes.com>  
**Subject:** RE: Carleysbridge, Enniscorthy, Co. Wexford - CDS20000245

Hi Martin,

Provided there are no fundamental alterations to the overall scheme the Statement of Design Acceptance dated 17th May 2021 for this project remains acceptable.

Regards,

**PJ Murphy**  
*Southern Region - Connections and Developer Services – Design Engineer*

**Uisce Éireann**  
Teach na hAbhann Móire, Páirc Ghnó Mhala, Mala, Contae Chorcaí, Éire  
**Irish Water**  
Blackwater House, Mallow Business Park, Mallow, County Cork, Ireland



## Appendix E Wexford Letter of Consent

**Comhairle Contae  
Loch Garman**



6<sup>th</sup> April 2022

Subject to Contract/Contract Denied

Mr Eoin Munn,  
Associate Director,  
Transport Insights,  
Suite 30,  
31 Baggot Street Lower,  
Dublin 2, D02 X658

Re: Consent to make planning application on Wexford County Council Lands at Carley's Bridge, Enniscorthy, Co Wexford.

Dear Mr Munn,

I herein confirm that Wexford County Council gives consent to Transport Insights to apply for planning permission in relation to a SHD development on Council lands contained in Folio WX11457F and on and adjacent to the Carley's Bridge Road as outlined in the map submitted to Wexford County Council on 23<sup>rd</sup> of March 2022.

Yours Sincerely,

A handwritten signature in blue ink, appearing to read 'Elizabeth Hore'.

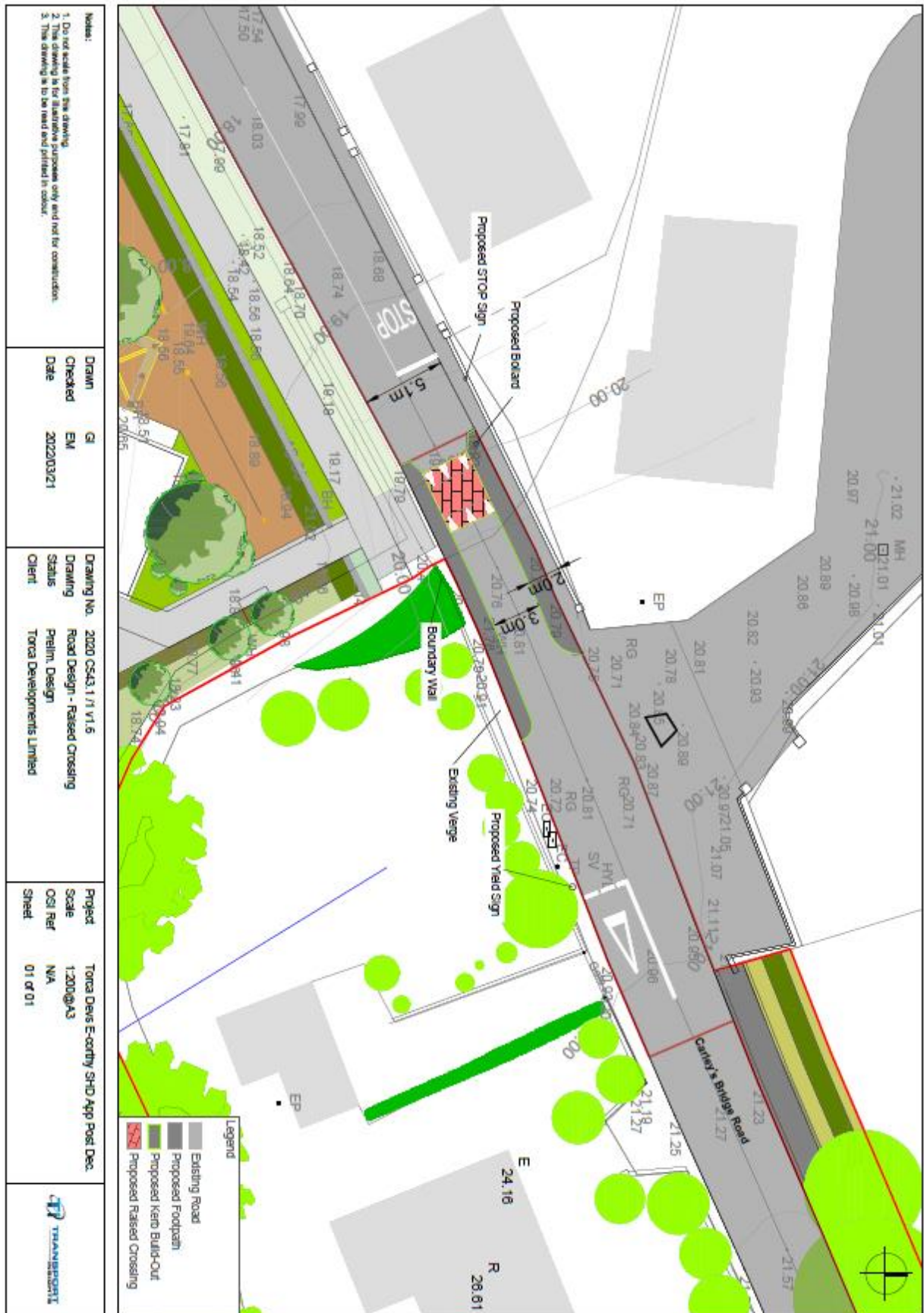
Elizabeth Hore,  
Director of Services,  
Economic Development & Planning



Comhairle Contae  
Loch Garman  
Wexford County  
Council

An Charralg Leathan, Loch Garman  
Carricklawn, Wexford Y35 WY93  
053 919 6000 | customerservice@wexfordcoco.ie  
www.wexfordcoco.ie | www.twitter.com/wexfordcoco











## Appendix F Letter of Consent from Michael Banville

An Bord Pleanála,  
64 Marlborough Street,  
Rotunda,  
D01 V902

1st April 2022

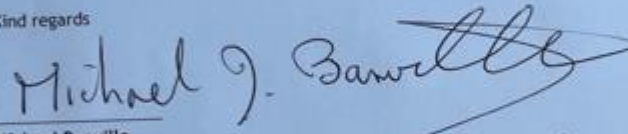
Dear Sir/Madam,

I wish to confirm that I have no objection to the inclusion of my lands, as set out in the plans signed, in a Strategic Housing Development application in relation to a site on Carley's Bridge Road, Enniscorthy, Co. Wexford.

It should be noted that all costs and expenses associated with making the application are all the responsibility of Torca Developments Ltd (the applicant)

In the event this application is granted, and it is deemed necessary to include my lands in the development, I will allow Torca to carry out the required works on Carley's Bridge Road. Torca will also bear any construction costs and ensure my lands are left in good condition afterwards (including the relocation of any walls and hedgerows)

Kind regards

  
Michael Banville



