

Irish Water, Blackwater House,
Mallow Business Park,
Mallow,
County Cork

8th of April 2022

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.

On behalf of the applicant, Torca Developments Limited, please find enclosed a planning application for a Strategic Housing Development on lands located to the East of Carley's Bridge, Enniscorthy, E.D. Enniscorthy Rural, County Wexford in accordance with the Planning and Development (Housing) and Residential Tenancies Act 2016.

A digital copy of the application is enclosed, pursuant to Article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, and Section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016. The application documents can also be viewed at and downloaded from the following website: www.enniscorthyshd2.ie

The proposed development is described in the public notices as follows:

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

Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála 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 Bord Pleanála, 64 Marlborough Street, Dublin 1 or online at www.pleanala.ie 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 An Bord Pleanála in 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,
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- (c) the reasons, considerations and arguments on which the submission or observations is or are based.

An Bord Pleanála 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 Bord Pleanála may 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 An Bord Pleanála (Tel. 01-8588100).

A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie.

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

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

Transport Infrastructure Ireland,
Parkgate Business Centre,
Parkgate,
Dublin 8
D08 DK10

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Yours Faithfully,



Cáit Marley (Agent)
McGill Planning
22 Wicklow Street
Dublin 2

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

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

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Cáit Marley (Agent)
McGill Planning
22 Wicklow Street
Dublin 2

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.