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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Wexford County Council**

**Planning Register Reference Number: 20180819**

**APPEAL** by Millbrook Residents care of Michael Collins of 29 Millbrook, Enniscorthy, County Wexford against the decision made on the 8<sup>th</sup> day of February, 2019 by Wexford County Council to grant subject to conditions a permission to Torca Developments Limited care of McGill Planning, Chartered Town Planners of 1<sup>st</sup> Floor, Number 7 Fitzwilliam Street Upper, Dublin.

**Proposed Development:** Construction of 90 number dwelling units comprising 50 number (two to four bedroom) semi-detached houses, 16 number (two to three bedroom) terraced houses/townhouses, 12 number (two bedroom) apartments and 12 number (three bedroom) duplexes with first floor rear north-east facing terraces. All units ranging in size from circa 73 square metres - circa 130 square metres arranged across two to three-storeys. All associated site development works, services provision, underground foul pumping station, drainage, new vehicular/pedestrian accesses, car and bicycle parking, bin stores, open space, landscaping and boundary treatment works at a site of circa 4.243 hectares on lands located to the east of Carley's Bridge, Enniscorthy, E.D. Enniscorthy Rural, County Wexford. The subject site referred to as 'Site B' is bounded to the north-west by Carley's Bridge Road, to the south by agricultural land, to the north and west by concurrent

application 'Site A', to the east by the Millbrook residential estate and to the south-west by the River Urrin as revised by the further public notices received by the planning authority on the 16<sup>th</sup> day of January 2019. A planning application for residential development on the remainder of lands to the north and west known as 'Site A' is lodged concurrent to the subject application.

## **Decision**

**REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.**

## **Matters Considered**

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## **Reasons and Considerations**

Having regard to the provisions of the Ministerial Guidelines, 'Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities' issued by the Department of Environment, Heritage and Local Government in May 2009, specifically paragraph 5.11 and Appendix A, and Urban Development and Building Heights', Guidelines for Planning Authorities issued by the Department of Housing, Planning and Local Government in December 2018, specifically SPPR 4, it is considered that the net density of the proposed development, at this residentially zoned outer suburban site on the edge of a larger town, is excessively low and would be contrary to the Ministerial Guidelines and would, therefore, be contrary to the proper planning and sustainable development of the area.

It is considered that the proposed siting of a crèche facility (in the absence of full design details including elevations and sections) and the consequent removal of originally proposed public open space and potential for pedestrian connectivity to the adjoining Millbrook estate, would constitute a poor quality layout and would militate against the provision of sustainable transport connections to and from the subject site and would, therefore, be contrary to proper the planning and sustainable development of the area.

It is considered that the proposed development would comprise a poor response to the potential of the site to provide a firm boundary to the southern growth of the town, which demands a high quality of design and layout, and would seriously injure the residential amenity of future occupants and would, therefore, be contrary to the proper planning and sustainable development of the area.

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**John Connolly**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board**

**Dated this            day of            2019**