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## **Planning and Development Acts 2000 to 2018**

### **Planning Authority: Wexford County Council**

**Application** for permission under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016, in accordance with plans and particulars, lodged with An Bord Pleanála on the 25<sup>th</sup> day of March 2019 by William Neville and Sons Unlimited Company care of Ian Doyle, Woodleigh, Cornwall, Killurin, Enniscorthy, County Wexford.

#### **Proposed Development:**

A permission for a strategic housing development at Park, Carcur, Wexford, County Wexford.

A total of 413 number residential units consisting of 175 number houses:

- 12 number four-bedroom detached houses and garages,
- 20 number four-bedroom semi-detached houses,
- 2 number four-bedroom corner detached houses,
- 80 number three-bedroom semi-detached houses,
- 20 number three-bedroom terraced houses,
- 7 number three-bed end of terrace houses,
- 4 number three-bedroom corner houses,
- 20 number two-bedroom terraced houses,
- 6 number two-bedroom end of terrace,
- 4 number semi-detached houses,

Seven number apartment blocks with a total of 238 number apartments:

- Block One: 47 number units over five floors: 40 number two-bed, seven number three-bed,
- Block Two: 50 number units over seven floors: four number one-bed, 38 number two-bed, eight number three-bed,
- Block Three: 45 number units over seven floors: three number one-bed, 34 number two-bed, eight number three-bed,
- Block Four: 20 number units over four floors: one number one-bed, 19 number two-bed,
- Block Five: 38 number units over five floors: one number one-bed, 37 number two-bed,
- Block Six: 19 number units over four floors: three number one-bed, 15 number two-bed, one number four-bed
- Block Seven: 19 number units over four floors: three number one-bed, 15 number two-bed, one number four-bed.

Together with two crèche facilities, Crèche A: 346.4 square metres floor area, Crèche B 395.3 square metres floor area, and a retail unit of 86.3 square metres (located in Block 10).

A total of 769 number car parking spaces (250 number private parking spaces, 501 number public spaces and 18 number creche spaces) and all associated site works.

The proposed development shall be delivered over four phases of development.

## **Decision**

**Refuse permission for the above proposed development based on 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**

1. The Environmental Impact Assessment Report, together with the other documentation submitted with the application, does not provide sufficient information regarding the proposal to drain surface water runoff to individual soak pits, in order to demonstrate that this would adequately minimise flood risk to the people and material assets in the proposed development and that the residual flood risk can be managed to an acceptable level. The proposed development would, therefore, fail to meet the justification test set out in section 5.15 of the Guidelines for Planning Authorities on the Planning System and Flood Risk Management issued by the Department of the Environment, Heritage and Local Government in November 2009, which applies to the site because parts of it are within Flood Risk Zones A and B as described in those Guidelines. The proposed development would, therefore, be contrary to those Ministerial Guidelines, and would be contrary to the proper planning and sustainable development of the area.

