

An  
Bord  
Pleanála

## Board Order ABP-311699-21

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### Planning and Development Acts 2000 to 2021

### Planning Authority: Wexford County Council

**Application** for permission under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016, as amended, in accordance with plans and particulars, lodged with An Bord Pleanála on the 19<sup>th</sup> day of October 2021 by Torca Developments Limited care of McGill Planning Limited of 22 Wicklow Street, Dublin.

**Proposed Development comprises of the following:**

233 number residential units comprising 180 number apartments and duplexes up to four storeys in height consisting of 72 number one-beds, 40 number two-beds and 68 number three-beds; and 53 number two to three storey houses (45 number three-bed houses and eight number four-bed houses).

Provision of a creche (circa 290 square metres), 352 number car parking spaces, 497 number bicycle 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 all located on lands located to the East of Carley's Bridge, Enniscorthy, E.D. Enniscorthy Rural, County Wexford. The site is bounded to the northwest by Carley's Bridge Road and to the north by dwellings fronting Carley's Bridge Road, to the south by agricultural land.

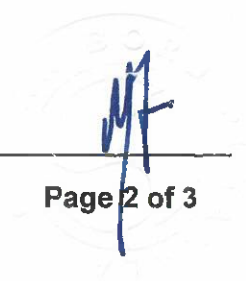
to the north and east by the Urrin Valley and Millbrook residential estates and to the southwest and west by the River Urrin. The application site also extends along Carleys Bridge Road and include a portion of the public green area within Millbrook Estate.

## **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

It is considered that, having regard to the fundamental road safety concerns raised as a result of the proposed provision of a raised table on the Carley's Bridge Road, in place of a dedicated pedestrian footpath, and having regard to the limited forward visibility at the location of the proposed raised table, as a result of the variable horizontal and vertical alignment of the Carley's Bridge Road, and having regard to the proposed provision of a vehicle access and egress point close to the location of the existing rural speed limit zone (80 kilometre per hour), and the uncertainty in relation to the altering of same, the proposed development would endanger public safety by reason of traffic hazard.

  
Michelle Fagan

Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.

Dated this 16<sup>th</sup> day of February 2022

