



An
Coimisiún
Pleanála

Commission Order ABP-313262-22

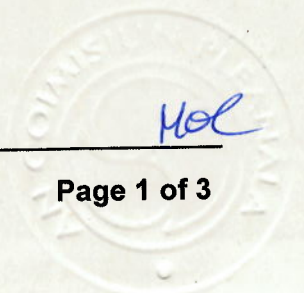
Planning and Development Acts 2000 to 2022

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 Coimisiún Pleanála on the 8th day of April 2022 by Torca Developments Limited care of McGill Planning Limited of 22 Wicklow Street, Dublin.

Proposed Development comprises of the following:

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



- (c) 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.
- (d) All associated site development works including site reprofiling, boundary treatments, plant, site services and services connections.

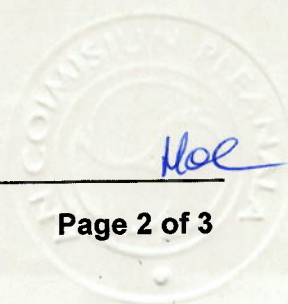
All located at lands to the east of Carley's Bridge, Enniscorthy E.D., Enniscorthy Rural, County Wexford.

Decision

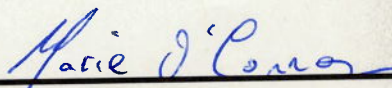
Refuse permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations set out below.

Reasons and Considerations

1. Having regard to the Wexford County Development Plan 2022-2028, the objectives in Chapter 8.7 Roads, the road safety concerns as a result of the proposed provision of a raised crossing and ancillary infrastructure 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 crossing as a result of the variable horizontal and vertical alignment of the Carley's Bridge Road, it is considered that the overall proposal for pedestrian access to the proposed development at this location would endanger public safety by reason of traffic hazard and obstruction of road users and would therefore, be contrary to the proper planning and sustainable development of the area.



2. Having regard to Objective SH21 of the Wexford County Development Plan 2022-2028 it is considered that the provision of 45 number three-bedroom houses and 8 number four-bedroom houses, in the absence of a demonstration of local requirements and/or market evidence suggesting that a different housing mix is required, does not comply with the house type mix required in Chapter 4 sub-section 4.7.5 House Types. The proposed development would, materially contravene Objective SH21 of the Wexford County Development Plan 2022-2028 and would therefore, be contrary to the proper planning and sustainable development of the area.


Marie O'Connor

Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.



Dated this 08 day of July 2025