



An
Bord
Pleanála

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: ABP-306977-20

Proposed Development: 413 no. residential units (182 no. houses, 205 no. apartments), childcare facility and associated site works.

Carcur Park, Wexford.

An Bord Pleanála has considered the issues raised in the pre-application consultation process and, having regard to the consultation meeting and the submission of the planning authority, is of the opinion that the documents submitted with the request to enter into consultations constitute a reasonable basis for an application for strategic housing development.

Furthermore, pursuant to article 285(5)(b) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is hereby notified that, in addition to the requirements as specified in articles 297 and 298 of the Planning and Development (Strategic Housing Development) Regulations 2017, the following specific information should be submitted with any application for permission:

1. A robust Water Environment Risk Assessment, Ground Water Management Plan, AA screening report and NIS which support and have regard to one another, and which inter alia, consider the possibility of contamination reaching the Estuary (An EU designated SPA and SAC with Qualifying Interests incl.

shellfish / freshwater pearl mussel and consequent conservation objectives) from the proposed development site, through the medium of ground water.

2. A report on surface water drainage, surface water management strategy and flood risk which deals specifically with quality of surface water discharge to the Estuary and possible need for a Discharge Licence and or a Foreshore Licence.
3. An updated Architectural Design Statement. The statement should include a suit of plans and drawings which are of high quality and easily legible (scale appropriate and in accordance with the requirements of the Planning and Regulations 2001, as amended) and indicate how the proposal successfully overcomes the site constraints to achieve an accessible, integrated, permeable site layout and design. The statement should specifically address the levels across the site arising from the proposed access over the railway bridge and possible future bridge over the Slaney regard being had to the FFL of proposed Blocks 2 and 3 and the Main Boulevard, strong corner units and adequate privacy strips around ground floor apartments and the interface along key frontages, in particular, along the Estuary. The statement should be supported by contextual plans and contiguous elevations and sections.
4. A report prepared by a suitably qualified and competent person demonstrating specific compliance with the requirements set out in the Design Manual for Urban Roads and Streets and the National Cycle Manual, as well as a map illustrating pedestrian, cycle and vehicular links through the site and connectivity with the wider area.
5. A Construction and Demolition Waste Management Plan (CDWMP) that identifies and describes the extensive infill works and groundworks that are proposed. Clarification of quantity and description of infill material to be imported in order to deal with the issue of flood risk.
6. A Report on management, future monitoring and mitigation of gas emissions from the disused landfill.

7. A response to matters raised within the PA Opinion submitted to ABP on the 08 May 2020.

Also, pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is informed that the following authorities should be notified in the event of the making of an application arising from this notification in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016:

1. Irish Water
2. National Transport Authority (NTA)
3. Transport Infrastructure Ireland (TII)
4. Department of Culture Heritage and the Gaeltacht
5. Environment Protection Agency
6. Sea Fisheries Protection Authority
7. Inland Fisheries Ireland
8. Marine Institute
9. An Taisce
10. Heritage Council
11. Health Service Executive

PLEASE NOTE:

Under section 6(9) of the Planning and Development (Housing) and Residential Tenancies Act 2016, neither the holding of a consultation under section 6, nor the forming of an opinion under that section, shall prejudice the performance by the Board, or the planning authority or authorities in whose area the proposed strategic housing development would be situated, of any other of their respective functions under the Planning and Development Acts 2000 to 2016 or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.

Stephen O'Sullivan
Assistant Director of Planning
June, 2020