



An
Bord
Pleanála

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: TC0019

Proposed Development: 387 residential units (182 no. houses, 205 no. apartments), provision for 2 no. crèche facilities, 720 no. car parking spaces and all associated site works. Carcur Park, Wexford, Co. 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 require further consideration and amendment to constitute a reasonable basis for an application for strategic housing development.

An Bord Pleanála considers that the following issues need to be addressed in the documents submitted that could result in them constituting a reasonable basis for an application for strategic housing development.

Site Access and Roads Layout

1. Further consideration of the documents as they relate to vehicular access, the proposed railway bridge, the main access road serving the development and the interaction of same with the possible future bridge over the River Slaney. This consideration and justification should have regard to the Wexford Town Development Plan 2009-2019 and DMURS. The further consideration of this issue may require amendments to the documents and/or design proposals submitted.

Principle of Zoning and Zoning Provisions

2. Further consideration of the documents as they relate to the development of the adjacent Carcur Landfill Site, including monitoring of possible gas emissions from same and potential impacts on the proposed development. The further consideration of this issue may require amendments to the documents and/or design proposals submitted.
3. Further consideration of the documents as they relate to the provision of a coastal walk along the banks of the River Slaney. This consideration and justification should have regard to (i) the Wexford Town and Environs Development Plan 2009-2019 and (ii) potential effects on Otter habitat as identified in the EIAR and NIS. The further consideration of this issue may require amendments to the documents and/or design proposals submitted.

Appropriate Assessment

4. Further consideration of the documents as they relate to potential effects on adjoining designated sites with regard to their conservation objectives, specifically potential effects associated with the proposed coastal walk, with the development of the south eastern part of the site, with public lighting within the development and with the importation of material to the development site to raise ground levels. The further consideration of this issue may require amendments to the documents and/or design proposals submitted.

Drainage and Flood Risk

5. Further consideration of the documents as they relate to drainage and flood risk including SUDS measures and site specific flood risk. This consideration and justification should have regard to the Wexford Town and Environs Development Plan (2009-2019), the 'The Planning System and Flood Risk Management Guidelines for Planning Authorities' (2009) and the location of the site in OPW Coastal Flood Zone A, as per the Strategic Flood Risk Assessment of Wexford County Development Plan 2013-2019. The further consideration of this issue may require amendments to the documents and/or design proposals submitted.

Residential Design and Density

6. Further consideration of the documents as they relate to the residential density of the proposed development. This consideration and justification should have regard to, inter alia, the minimum densities provided for in the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (2009) for outer suburban / greenfield sites in cities and larger towns. The further consideration of this issue may require an amendment to

the documents and/or design proposals submitted relating to density and layout of the proposed development.

7. Further consideration of the documents as they relate to potential impacts on residential amenity associated with the adjoining railway line. The further consideration of this issue may require amendments to the documents and/or design proposals submitted.

Childcare Provision

8. Further consideration of the documents as they relate to the provision of childcare to cater for the development. This consideration and justification should have regard to the 'Childcare Facilities – Guidelines for Planning Authorities' (2001).

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 site layout plan, and relevant documentation demonstrating (i) the proposed vehicular access and new railway bridge to serve the site, as already permitted; (ii) an indicative layout for the interaction between the proposed roads layout and the new bridge over the River Slaney; (iii) how compliance with DMURS is to be achieved. This should be accompanied by (i) a planning report which addresses the issues of compatibility with the roads objectives of the Wexford Town Development Plan 2009-2019 and compliance with DMURS and (ii) detailed cross sections indicating proposed road and bridge levels and adjacent residential development, open spaces and landmark buildings.
2. Details of ongoing monitoring of gas emissions from the adjacent Carcur Landfill site and proposals for the continued monitoring of such emissions and measures to address any associated risks identified.
3. Detailed landscaping plan, to include proposals for a coastal walk along the banks of the River Slaney and for the protection of Otter habitat.
4. Detailed drainage proposals and site specific flood risk assessment. Full details of any associated works to raise ground levels at the development site,

to include cross sections and information on any material to be imported to facilitate such works.

5. Natura Impact Statement to assess potential effects on relevant designated sites with regard to their conservation objectives, including potential effects associated with the coastal walk at the shore line; the development of the south eastern part of the site; the importation of material to the site to raise ground levels; public lighting to serve the development and road works to facilitate the proposed new River Slaney bridge.
6. Planning report to address the issue of proposed residential density with regard to the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (2009).
7. A noise report, which addresses the potential noise impact from the adjoining railway line road and clearly outlines proposed noise mitigation measures, if so required.
8. Details of childcare provision with regard to the proposed phasing of residential development.

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. An Comhairle Ealaíonn
2. Fáilte Ireland
3. An Taisce – the National Trust for Ireland
4. Department of Culture, Heritage and the Gaeltacht (National Parks and Wildlife Service)
5. The Heritage Council
6. Inland Fisheries Ireland
7. Irish Water
8. Transport Infrastructure Ireland
9. National Transport Authority

10. The Commission for Railway Regulation
11. Local Childcare Committee

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 An Bord Pleanála, 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.

Rachel Kenny
Director of Planning
November, 2017