



Development

Permission for the construction of 99 no. dwellings comprising 32 no. House Type A01 (two storey, 2 bedroom dwelling), 2 no. House Type D01 (two storey, 3 bedroom dwelling), 20 no. House Type D03 (two storey, 3 bedroom dwelling), 2 no. House Type E01 (two storey, 3 bedroom dwelling), 2 no. House Type F02 (two storey, 4 bedroom dwelling), 4 no. House Type F03 (two storey, 4 bedroom dwelling), 6 no. House Type G01 (two storey, 3 bedroom dwelling), 2 no. House Type G02 (two storey, 3 bedroom dwelling), 4 no. House Type G03 (two storey, 3 bedroom dwelling), 21 no. House Type H01 (two-storey, 4 bedroom dwelling), 2 no. House Type H02 (two storey, 4 bedroom dwelling) and 2 no. House Type H03 (two storey, 4 bedroom dwelling), together with all associated site works.

Location

The Green Hill/An Cnoc Glas,
Enniscorthy, Co. Wexford

Planning Authority	Wexford County Council
Planning Authority Reg. Ref.	20251145W
Applicant	Green DCBM Limited
Type of Application	Permission
Planning Authority Decision	Grant Permission
Type of Appeal	Third Party
Appellant	Clonhasten Residents Association
Observer(s)	None
Date of Site Inspection	15 th July 2026
Inspector	Ian Campbell

1.0 Site Location and Description

- 1.1. The appeal site is located at The Green Hill/An Cnoc Glas, a partially complete housing estate c. 1.4 km north-east of Enniscorthy, Co. Wexford.
- 1.2. The site has a stated area of 3.246 ha. and is irregular in shape. The proposal is a further (penultimate) phase of The Green Hill/An Cnoc Glas development, which is nearing completion. Construction is on-going on lands to the north of the site. Green Hill/An Cnoc Glas is accessed via the R744.
- 1.3. The site is bound to the north by Orchard Crescent (The Green Hill/An Cnoc Glas) and a linear area of open space and mature trees; to the south-east by Green Hill Crescent (The Green Hill/An Cnoc Glas); to the east by the internal access road/main entrance serving The Green Hill/An Cnoc Glas; to the south by detached houses which front onto the R744; and to the west by detached houses which front onto Templeshannon Road.
- 1.4. There are a number of soil mounds on the site. Power lines traverse the central and eastern part of the site.
- 1.5. The wider Green Hill/An Cnoc Glas development, internal access roads and associated areas of public open space, and areas under construction to the north-east of the site are indicated as being within the applicant's control/ownership, as depicted by the blue line boundary. This area is stated as comprising 9.643 ha.

2.0 Proposed Development

- 2.1. The proposed development comprises the construction of 99 no. two storey dwellings and associated site works. The proposal is referred to as Phase 4 in the development of the wider site. Temporary construction traffic will be via the Templeshannon Road¹. The unit mix comprises;
 - 32 no. 2 bedroom dwellings
 - 36 no. 3 bedroom dwellings
 - 31 no. 4 bedroom dwellings.

¹ See Construction Traffic Management Plan.

2.2. The planning application was accompanied by the following reports/studies;

- Cover Letter
- Preliminary Survey and Excavation Report (Archaeology)
- Appropriate Assessment Screening Report (AASR)
- Construction Environmental Management Plan (CEMP)
- Outdoor Lighting Report
- Infrastructure Design Report (revised at FI stage)
- Construction Traffic Management Plan (at FI stage)
- Environmental Impact Assessment Screening Report (at FI stage)

3.0 Planning Authority Decision

3.1. Request for Further Information

Prior to the decision of the Planning Authority (PA) to GRANT permission for the proposed development, the PA requested Further Information (FI).

3.1.1. Further Information was requested on the 5th day of November 2025 as follows:

Item 1: confirm when infrastructure to serve the wider development, e.g. the permitted attenuation tank and overflow pond, and the creche and BMX track will be delivered.

Item 2: submit EIAR screening report and clarify the numbers of houses existing and proposed within the overall scheme.

Item 3: submit a revised site plan providing for the omission of the houses on plots 151, 221, 376, 386 and 391, giving the resultant areas over to the amenity space of adjacent houses; and ensure a 5 metre minimum separation distance between any building and neighbouring boundaries.

Item 4: submit a landscape plan and clarify proposed boundary treatments. Block walls, where proposed, should be a minimum of 2.5 metres in height. Concrete post and panel fencing or other such proposal are not acceptable.

Item 5: submit details of (a) line marking and signage; (b) EV charging and bicycle parking proposals; (c) construction traffic management plan; (d) pedestrian crossings;

(e) raised tables; (f) footpath and road design; (g) surfacing details for home zones; (h) revise visitor parking spaces to macadam; (i) roadside drainage to L-6058-2; (j) SuDS details; (k) surface water; (l) footpaths to be 2 metres wide; and, (m) lighting to be in accordance with WCC standards.

Item 6: submit details of disability access.

Item 7: confirm details of adaptability for 20% of houses.

3.1.2. Further information submitted on the 27th day of March 2026:

Item 1: *Drawing No. 24.134.P.10* provides details of attenuation area. The applicant is amenable to a planning condition providing for the delivery of the BMX track and creche prior to the completion of the proposed development.

Item 2: EIAR Screening Report submitted.

Item 3: response notes that a 5 metre separation distance is excessive and not policy/guidance based. Revisions made to layout. The proposed changes do not alter the number of units or bedspaces proposed.

- Plots 221 – 228 have been moved northwards. A separation distance of 2.9m and 3.4m is provided between the side of Plot 221 and the neighbouring boundary. House type H03 has only bathroom windows at first floor level on the gable elevation which will be fitted with obscured glass to prevent overlooking into the adjacent private garden.
- Plot 151, house type H01 has a separation distance of between 2.8 and 5.7m from the side gable, with obscured glass to bathroom windows at first floor level ensuring no overlooking to neighbouring properties private rear garden.
- Plots 365-376 have shifted westwards to provide a separation distance at the side of the end dwelling, plot 376, of between 3.6m and 6.4m to neighbouring boundary. House type H01 on plot 376 has only bathroom windows at first floor level on the gable elevation, these will be fitted with obscured glass to prevent overlooking into the adjacent private garden.
- Plots 386-391 have been redesigned to provide in excess of the required 5 metre separation distance.

Item 4: *Drawing No. 745-9-MA-XX-XX-DR-A-0007-PL-P01* indicates boundary treatments. The approach in respect of boundary treatments to the houses fronting Templeshannon Road is as follows;

- Retain mature evergreen hedges.
- Infill low level hedge/post and wire fence with 2.5m high solid concrete block walls with concrete capping.

The applicant notes that there are no significant trees along these boundaries that require a setback for root protection.

The approach in respect of the boundary with houses fronting the R744, which is noted as having more significant trees, is as follows;

- Filling in existing land drain and setting in a new boundary c. 1.5 m from the existing boundary line to account for the level difference and provide adequate root protection to the existing trees based on the crown edge.
- Provision of concrete panel and decorative timber finish.

The applicant is amenable to the provision of a block wall if required by the PA.

Item 5: (a) updated drawing (*Drawing No. 24.134.P.01.A*) indicates proposed road signage and markings. (b) EV charging provided throughout development (refer to FI response for locations). (c) CTMP submitted. (d and e) details of crossings and junctions provided (see *Drawing No.'s 24.134.P.11. and 24.134.P.12*). (f) footpaths and roads are in substantial compliance with DMURS. (g) no requirement for home zones to be different colour. (h) visitor parking area to be finished in macadam. (i) road side drainage provided as per request. (j) swales now also included as SuDS measures. (k) requirement noted. (l) all footpaths 2 metres in width. (m) requirement noted.

Item 6: revised floor plans, sections and elevations submitted in response to accessibility requirements.

Item 7: House Types H01 and H03, which represent in excess of 20 no. units, provide for adaptability.

3.2. Decision

- 3.2.1. Wexford County Council issued a Notification of Decision to **GRANT** Permission on the 22nd day of April 2026 subject to 26 no. conditions. With the exception of the conditions outlined below the conditions were standard in nature.

C2 (a) – requires attenuation pond to be in place in advance of commencement of other works.

C2 (b) – requires creche and BMX track to be in place in advance of occupation of any dwelling.

C 3 – requires boundary treatments to be as submitted at FI stage (27th March 2026), and that no wooden fencing is permitted, with 2 metre high block all provide in lieu.

C5 (a) – requires roadside drainage connection on L-6058-2 to be agreed with the PA.

C6 – stipulates that no tree planting shall occur within 10 metres of public lighting column.

C9 – requires archaeological monitoring.

3.3. Planning Authority Reports

- 3.3.1. Planning Report

- 3.3.2. The initial report of the Planning Officer generally reflects the issues raised in the FI request. The following is also noted in the report;

- the site was previously zoned 'Residential' in the expired Enniscorthy LAP. The Draft Enniscorthy zoning² of the site is 'New Residential'. Noting the location of the proposal within a housing estate the proposal is not deemed premature.
- concern noted regarding boundary treatments; overlooking from upper floor windows; and the positioning of some houses to adjacent property.
- the proposal provided good streetscape definition and adequate overlooking of open space.

The report recommends Further Information.

² Reference to draft zoning appears to refer to the zoning of the lands in the (than) draft variation to the CDP (Variation No. 1), which has since been adopted.

3.3.3. The second report of the Planning Officer notes the applicant's response to the FI request and concludes that the proposal is acceptable. The report of the Planning Officer recommends a grant of permission consistent with the Notification of Decision which issued.

3.3.4. Other Technical Reports

Roads Section – initial report recommends FI (see Item 5 of FI request). Subsequent report recommends specific planning conditions.

Disability Access Officer – initial report recommends FI (see Item 6 of FI request). Subsequent report refers to requirements of initial report.

Housing Section – report notes that agreement in principle has been reached regarding Part V obligations.

Environment Section – report (relates to FI stage) and recommends specific planning conditions.

3.3.5. Prescribed Bodies/Government Departments

Uisce Éireann – submission notes that a Confirmation of Feasibility (CoF) was issued to the applicant. Water and wastewater connections are feasible subject to upgrades, specifically, in respect of water, 605 metres of network upgrade, and in relation to wastewater, c. 407 metres of wastewater network upgrades. Submission notes that the applicant will be required to fund the upgrades as UE has no plans to undertake these works. The submission recommends specific planning conditions.

3.4. **Third Party Observations**

The report of the Planning Officer refers to an observation having been received in relation to the planning application. The issues in the observation may be summarised as follows;

- Excessive density of 25 dpha is more appropriate to urban area, and not to a rural/sub-urban context.
- Proximity of proposed dwellings to rear boundaries of existing property.
- Concerns regarding the use of the construction entrance as a permanent through-road/traffic safety concerns.

- Concerns regarding potential overlooking of existing rear gardens.
- CDP requires boundaries to comprise block walls 1.8 to 2 metres in height whereas proposal entails post and wire fencing. Proposed fencing is considered inadequate/request for a solid concrete block wall to protect privacy and prevent trespass.
- Concerns regarding existing surface-water ponding/flooding could be exacerbated by proposal.
- Concerns regarding construction impacts/debris on roads.
- Suggested amendments made to proposal.

4.0 Planning History

Appeal site & adjacent area (relevant/recent)

PA. Ref. 20180945 – Permission GRANTED for 97 no. houses (referred to as Phase 1).

PA. Ref. 20190160 & ABP Ref. PL26.305557 – Permission GRANTED for 53 no. houses (referred to as Phase 2).

PA. Ref. 20191014 – Permission GRANTED for 60 no. houses (referred to as Phase 3).

PA. Ref. 20201597 – Permission GRANTED for 38 no. houses and apartments (referred to as Phase 3A).

PA. Ref. 20060644 & ABP Ref. PL26.220456 - Permission GRANTED for 142 no. houses. This permission was not enacted and has lapsed.

5.0 Policy Context

5.1. National Policy

5.1.1. National Planning Framework³

³ First Revision 2025.

The following National Policy Objectives (NPOs) is of relevance to the proposed development;

National Policy Objective 7: Deliver at least 40% of all new homes nationally, within the built-up footprint of existing settlements and ensure compact and sequential patterns of growth.

National Policy Objective 12: Ensure the creation of attractive, liveable, well designed, high quality urban places that are home to diverse and integrated communities that enjoy a high quality of life and well-being.

National Policy Objective 22: In urban areas, planning and related standards, including in particular building height and car parking will be based on performance criteria that seek to achieve well-designed high quality outcomes in order to achieve targeted growth.

National Policy Objective 43: Prioritise the provision of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location.

National Policy Objective 45: Increase residential density in settlements, through a range of measures including reductions in vacancy, re-use of existing buildings, infill development schemes, area or site-based regeneration, increased building height and more compact forms of development.

5.1.2. Delivering Home, Building Communities 2025-2030: An Action Plan on Housing Supply and Targeting Homelessness

This is the Government's housing plan to 2030. The Plan aims to deliver 300,000 new homes by 2030, while strengthening communities and infrastructure, and integrating housing with infrastructure and public services.

5.1.3. Climate Action Plan, 2025

The purpose of the Climate Action Plan is to lay out a roadmap of actions which will ultimately lead to meeting Ireland's national climate objective of pursuing and achieving, by no later than the end of the year 2050, the transition to a climate resilient, biodiversity rich, environmentally sustainable and climate neutral economy. It aligns

with the legally binding economy-wide carbon budgets and sectoral emissions ceilings that were agreed by Government in July 2022.

5.1.4. **National Biodiversity Action Plan (NBAP) 2023-2030**

Ireland's 4th NBAP sets the biodiversity agenda for the period 2023 – 2030. The NBAP has a list of Objectives which promotes biodiversity as follows:

Objective 1 Adopt a whole of government, whole of society approach to biodiversity.

Objective 2 Meet urgent conservation and restoration needs.

Objective 3 Secure nature's contribution to people.

Objective 4 Enhance the evidence base for action on biodiversity.

5.2. **Ministerial Guidelines**

5.2.1. Having regard to the nature of the proposed development and to the location of the appeal site, I consider the following Guidelines to be pertinent to the assessment of the proposal.

- Sustainable Residential Development and Compact Settlements, Guidelines for Planning Authorities (2024)⁴.
- Regulation of Commercial Institutional Investment in Housing, Guidelines for Planning Authorities (2021).
- Appropriate Assessment of Plans and Projects in Ireland, Guidelines for Planning Authorities (2010).
- The Planning System and Flood Risk Management (including the associated Technical Appendices) (2009).
- Quality Housing for Sustainable Communities, (2007).

Other National Guidance:

⁴ Variation No. 1 to the CDP, adopted 13th July 2026, refers to these Guidelines, including that final density will be decided on a site-by-site basis in accordance with the Sustainable Residential Development and Compact Settlements, Guidelines for Planning Authorities (2024) when planning applications are being considered.

- Design Manual for Urban Roads and Streets (2019).

5.3. Development Plan

- 5.3.1. The Wexford County Development Plan 2022-2028 is the relevant development plan. Variation No. 1 of the CDP⁵ includes Map 6 and 7 which includes land-use zonings and objectives for Enniscorthy. The site is zoned 'New Residential' (NR⁶), the objective for which is *'to provide for new residential development in tandem with the provision of necessary social and physical infrastructure'*,
- 5.3.2. The provisions of the Wexford County Development Plan 2022-2028 relevant to this assessment are as follows;

Volume 1 'Written Statement'

Chapter 4 (Sustainable Housing)

- Objective SH02 - To ensure that all new residential developments provide a high quality living environment with attractive and efficient buildings which are located in a high quality public realm and are serviced and linked with pedestrian and cycle lanes to well-designed and located open spaces and nature and to the town or village centre and existing and planned services.
- Table 4.5 (Indicative Density and Scale)

Chapter 5 (Design and Placemaking in Towns and Villages)

- Objective TV16 - To require a Design Statement to accompany all development over 2ha, commercial or mixed use schemes in central areas, residential schemes above 50 houses in towns and on a case by case basis in villages where the sensitivity to change is higher due to considerations of scale and

⁵ The variation contains interim land use zoning for residential use and necessary supporting objectives for Enniscorthy Town.

⁶ The purpose of the 'New Residential' land-use zoning is described as follows – *'this zoning relates to the extension of existing residential areas and the development of new residential areas. It will deliver high quality new residential developments which provide for an appropriate mix of house sizes, types and tenures in order to meet household needs and to deliver sustainable communities. A range of other uses that will contribute to the delivery of sustainable neighbourhoods and communities will be considered, such as schools, creches, GP surgeries, playing fields and open spaces, where the residential amenity of future residents is protected'*.

context. Details of what shall be addressed in a Design Statement are included in Section 2.3 of the Development Management Manual.

- Objective TV17 - To require all significant residential applications of 50 or more dwellings to include a public realm plan and statement. These shall address quality at every level and shall contain a fully detailed and specified plan for the public realm of the scheme. The public realm plan shall include details of the street hierarchy, pavement treatment, permeability, open spaces and meeting places, landscaping and tree planting, boundary treatments, surfacing and street furniture, lighting and signage.

Chapter 14 (Recreation and Open Space Strategy)

- Section 14.5.4 (Delivery of Public Open Space)

Volume 2 'Development Management Manual':

- Section 3.12 (Multi-unit Residential Schemes in Towns and Villages).
- Table 6.7 Car Parking Standards.

5.3.3. There are a number of Recorded Monuments in the vicinity of the site, including 2 no. burnt mounds (WX020-074 and WX020-075)⁷ to the immediate north of the site.

5.4. **Natural Heritage Designations**

- River Slaney Valley SAC (Site Code: 000781) – c. 0.6 km north-west of site.
- River Slaney Valley pNHA (Site Code: 000781) – c. 0.5 km north-west of site.
- Wexford Harbour and Slobbs SPA (Site Code: 004076) – c. 2.3 km south-west of site.

5.5. **EIA Screening**

See Form 1 and 3 (attached). Part 2 of Schedule 5 of the Planning and Development Regulations 2001, as amended, and Section 172(1)(a) of the Planning and Development Act 2000, as amended, identify classes of development with specified

⁷ The applicant has submitted an Archaeological report which recommends archaeological monitoring.

thresholds for which EIA is required. The following classes of development in the Planning and Development Regulations 2001 are of relevance to the proposal:

- Class 10(b) relates to infrastructure projects that involve:

- (i) Construction of more than 500 dwelling units,
- (iv) Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere.

The proposed development is sub-threshold in terms of mandatory EIA requirements arising from Class 10(b)(i) and (iv) of the Planning and Development Regulations 2001, as amended. As such, the criteria in Schedule 7 of the Planning and Development Regulations 2001, as amended, are relevant to the question as to whether the proposed sub-threshold development would be likely to have significant effects on the environment and should be the subject of EIA. The applicant has submitted an Environmental Impact Assessment Screening Report (EIASR) with the application addressing issues which are included for in Schedule 7A of the Planning and Development Regulations 2001, as amended. I have carried out an EIA screening determination of the project (see Form 3 appended this report). I have had regard to the information provided in the applicant's EIASR and other related assessments and reports included in the case file. I concur with the nature and scale of the impacts identified by the applicant and note the range of mitigation measures proposed (inc. CEMP). I am satisfied that the submitted EIASR identifies and describes adequately the effects of the proposed development on the environment. I have concluded that the proposed development would not be likely to have significant effects on the environment and that the preparation and submission of an environmental impact assessment report (EIAR) is not therefore required. This conclusion is based on:

- a) The nature and scale of the project, which is below the thresholds in respect of Class 10(b)(i) and Class 10(b)(iv) of the Planning and Development Regulations 2001, as amended.
- b) The location of the site on zoned lands, and other relevant policies and objectives in the Wexford County Development Plan 2022 - 2028, and the results of the strategic environmental assessment of this plan undertaken in accordance with the SEA Directive (2001/42/EC).

- c) The greenfield nature of the site and its location in an area which is served by public services and infrastructure.
- d) The pattern of existing and permitted development in the area.
- e) The planning history at the site and within the area.
- f) The location of the site outside of any sensitive location specified in article 109(4)(a) the Planning and Development Regulations 2001, as amended and the absence of any potential impacts on such locations.
- g) The guidance set out in the “Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding Sub-threshold Development”, issued by the Department of the Environment, Heritage, and Local Government (2003).
- h) The criteria set out in Schedule 7 of the Planning and Development Regulations 2001, as amended.
- i) The available results, where relevant, of preliminary verifications or assessments of the effects on the environment carried out pursuant to European Union legislation other than the EIA Directive.
- j) The features and measures proposed by the applicant envisaged to avoid or prevent what might otherwise be significant effects on the environment, including those identified in the outline Construction and Environmental Management Plan, and Preliminary Survey and Excavation Report (Archaeology).

6.0 The Appeal

6.1. Grounds of Appeal

The Commission received 1 no. third party appeal from Clonhasten Residents Association against the decision of Wexford County Council to grant permission for the proposed development. The issues raised in the appeal can be summarised as follows:

Re. Boundary Treatment:

- The boundary treatment proposed for properties fronting Templeshannon Road/backing onto the development comprises a 2.5 metre high block wall for

properties which currently have no existing hedge i.e. 'Boundary B', and for properties with existing evergreen hedge 'Boundary C is proposed; i.e. existing post and wire fence and evergreen hedge. Evergreen trees will die in time leaving no suitable boundary, and the existing evergreen trees are also full of gaps. A 2.5 metre high block wall should be provide for all properties fronting Templeshannon Road.

- The boundary wall should be constructed in advance of construction works on the site to mitigate dust and noise, and to ensure that the wall is built.

Re. Density:

- The density of the proposal is high noting the rural nature of the site.

Layout/Proximity:

- Houses are being constructed close to boundaries, the resultant proposal is incongruous, and gives rise to overlooking, overbearance and overshadowing. A transition is required between the proposed houses and existing rural houses.
- The applicant did not address Item No. 3 of the PA's FI request which sought the omission of a number of houses. Separation distances to boundaries remain below 5 metres, despite the request of the PA.
- The houses on plots 221-226 should be relocated to another location, giving this area over to open space.
- All houses within 5 metres of boundaries should be omitted.

Infrastructure:

- A condition should be attached requiring the delivery of the creche and BMX park in advance of housing. To date no facilities have been provided despite c. 200 houses being built. Amended have been permitted which have resulted in the omission of specific uses (inc. a pharmacy, office and medical centre).

6.2. Applicant Response

None received.

6.3. Planning Authority Response

The PA submitted a response to the appeal noting the following;

- the issues raised in the appeal were considered in the planning reports;
- a uniform approach to boundary treatment is not deemed appropriate in this instance given the variation in existing boundaries, the condition of boundaries and preference to retain boundaries (where suitable), and that a balance between privacy and security has been struck regarding boundaries.
- reference is also made to the conditioning of the creche, surface water infrastructure and the BMX track.

6.4. Observations

None received.

7.0 Assessment

7.1. Having examined the application details and all other documentation on file, including the appeal, the PA's submission, and having inspected the site, and having regard to the relevant national and local policy and guidance, I consider the main issues in relation to this appeal are as follows:

- Density
- Layout/Impact on Residential Amenity
- Boundary Treatment
- Infrastructure Delivery
- Material Contravention
- Water Framework Directive
- Screening for Appropriate Assessment

7.2. Density

7.2.1. The issue of density is raised by the appellant. The appellant contends that the density of the proposal is too high noting the rural context of the site. The proposal, comprising 99 no. houses on a site with a stated area of 3.246 ha., has a resultant density of c.

30.5 dpha⁸. The site is not located within a rural area, as intimated by the appellant, and comprises zoned serviced lands within an urban settlement.

7.2.2. The Core Strategy of the CDP refers to an 'assumed density' of 35 units/hectare for Enniscorthy Town, while Table 4-5 of the CDP (Indicative Density and Scale) refers to a general density range of 35-50 for outer suburban/greenfield sites in city and town centres, which the site is analogous with. I note that the density of the proposal generally accords with the density guidance set out in the CDP.

7.2.3. The Sustainable Residential Development and Compact Settlements, Guidelines for Planning Authorities (2024) provides guidance in respect of the density of residential development at different locations/scales. Enniscorthy is a 'Large Town' in the RSES for the Southern Assembly. Table 3.5 (Areas and Density Ranges Key Towns and Large Towns (5,000+ population) provides three density ranges. In my opinion, having regard to the nature of the area within which the appeal site is located, the appeal site would fall under the category of 'Key Town / Large Town – Suburban/Urban Extension' the description of which includes *'suburban areas are the low density car-orientated residential areas constructed at the edge of the town, while urban extension refers to greenfield lands at the edge of the existing built-up footprint area that are zoned for residential or mixed-use (including residential) development. It is a policy and objective of these Guidelines that residential densities in the range 30 dph to 50 dph (net) shall generally be applied at suburban and urban extension locations of Key Towns and Large Towns, and that densities of up to 80 dph (net) shall be open for consideration at 'accessible' suburban / urban extension locations (as defined in Table 3.8).'*The density of the proposal, at c. 30.5 dpha, therefore accords with the Sustainable Residential Development and Compact Settlements, Guidelines for Planning Authorities (2024) in respect of density ranges set out for sites under the Suburban/Urban Extension description for Key/Large Towns.

⁸ Table 1, Appendix B of the Compact Settlement Guidelines, 2024, defines net site area as including local streets (as defined by DMURS); private and semi-private open space; car and bicycle parking; neighbourhood parks and pocket parks; and areas of incidental landscaping. Having regard to the nature of the proposal there is no differential between net and gross density in this instance.

- 7.2.4. Having regard to the forgoing, I consider that the density of the proposed development is acceptable, accords with the Wexford CDP, also aligns with the guidance set out in the Residential Development and Compact Settlements, Guidelines for Planning Authorities (2024), and would not be incongruous with the pattern of development in the vicinity.

7.3. Layout & Impact on Residential Amenity

- 7.3.1. Concerns are raised by the appellant in relation to the proximity of the proposed houses to boundaries, and potential overlooking, overbearance and overshadowing. The appellant contends that a transition is required between the proposed houses and existing 'rural' (sic) houses in order to render the proposal less incongruous. The appellant requests that the houses on plots 221-226 are relocated and the area concerned given over to open space, and also that houses within 5 metres of boundaries should be omitted.
- 7.3.2. Item No. 3 of the PA's FI requested sought the omission of the houses on plots 151, 221, 376, 386 and 391, located along the western boundary of the site. The PA also requested that the resultant areas be incorporated into the amenity space of the adjacent houses, and that a 5 metre (minimum) separation distance be provided between buildings and neighbouring boundaries.
- 7.3.3. In response, the applicant made a number of revisions to the layout of the proposal (see para 3.12 above for detail) including the repositioning of plots. I note that the changes to the layout did not result in any decrease in the overall number of houses proposed. I have reviewed and assessed the revised proposed layout and note that separation distances between the side walls/corner of the closest units to the eastern site boundary (i.e. No.'s 221, 151, 376 and 386) range from c. 3 metres to c. 8 metres. I note that the side elevations of these houses are devoid of first floor windows serving habitable rooms, with toilet windows fitted with obscure glazing. I also note that the properties which front onto Templeshannon Road have long rear gardens, many in excess of 30 metres. Having regard to the separation distances between the proposed houses and the eastern site boundary, the oblique relationship of the closest houses to this boundary, the absence of first floor windows serving habitat rooms, and the rear garden lengths of the properties which front onto Templeshannon Road, I am satisfied

that the proposal, as revised, would not result in significant adverse impacts on the residential amenity of properties which front onto Templeshannon Road, specifically in terms of overlooking, overshadowing, or overbearance.

7.3.4. Regarding the appellant's requests that the houses on plots 221-226 are relocated, I note that these houses have rear garden depths in excess of 9 metres, with a further distance of c. 50 metres to the closest property (east of these units). Given the separation distance concerned I do not anticipate any significant adverse effects on adjacent property as a result of these proposed houses and as such I do not consider that the houses on plots 221-226 should be relocated.

7.3.5. The PA were satisfied with the design and layout of the scheme, save for issues which were addressed through a request for FI and which were subsequently deemed acceptable. Having reviewed the layout of the proposal and the design of the proposed dwellings, I am satisfied that it would not result in any significant impacts on the amenity of adjacent property, would not give rise to significant visual impacts on the wider area/landscape, would assimilate into the adjacent area and is therefore acceptable.

7.4. Boundary Treatment

7.4.1. Concerns regarding the nature of the proposed boundary treatment along the eastern site boundary are raised in the appeal. The appellant requests that a 2.5 metre high block wall should be provide for all properties fronting Templeshannon Road, noting the potential for evergreen trees to die in the future.

7.4.2. Drawing *No. 745-9-MA-XX-XX-DR-A-0007-PL-P01*, submitted on foot of FI request Item 4 indicates boundary treatments. The proposed boundary treatment at the interface between the site and the properties which back onto the site (front onto Templeshannon Road) comprise a 2.5 metre high block wall for properties which currently have no existing hedge (i.e. 4 no. properties), and for properties with existing evergreen hedge, existing post and wire fence and evergreen hedge (i.e. 3 no. properties).

- 7.4.3. Having inspected the eastern boundary of the site I consider that a solid boundary (2 metre high block wall) along the full extent of the eastern and north-eastern site boundary should be provided in order to protect the amenity of adjacent properties which back onto the site. Whilst I note the position of the PA in respect of the boundary treatment as set out in their submission to the Commission, specifically that a uniform approach to boundary treatment is not appropriate in this instance given the variation in existing boundaries, I consider that a block wall would provide a better standard of amenity to the adjacent properties in this instance. Should the Commission be minded to grant permission for the proposed development I recommend that a condition is attached providing that a 2 metre high block wall, rendered on both sides and suitably capped, shall be provided for the full extent of the eastern and north-eastern boundary of the site, i.e. from the rear garden of Unit 386 to the proposed footpath east of Unit 236, and that a site plan and elevations of this revised boundary should be submitted to the PA for agreement prior to commencement of development.
- 7.4.4. I am satisfied with the proposed boundary treatment along the southern site boundary (a concrete post and panel fence) given the presence of mature trees along this boundary which make a wall less suitable given the desire to protect roots.
- 7.4.5. The appellant requests that the boundary wall should be constructed in advance of construction works on the site to mitigate dust and noise, and to ensure that the wall is built. I note that boundaries walls are typically constructed at the end of a development. Construction related impacts are addressed in the CEMP and I do not consider that the boundary wall along the eastern boundary of the site is required to be in-situ in order to mitigate impacts during the construction phase of the proposal. Regarding the delivery of the boundary wall, I note that the first condition of any permission requires the development to be constructed as per the plans and particulars submitted with the application, and also any conditions attached. Any issue concerning the non-delivery of part of the permitted development will be a matter for the PA's enforcement process. Accordingly, I do not consider it necessary to require the boundary wall to be constructed in advance of other parts of the proposal.
- 7.4.6. Whilst not raised by the PA or in the appeal, I note that the proposed boundaries between the rear gardens of the proposed houses are to comprise Boundary Type D,

a 1.8 metre high concrete post and panel fence. In my view a 1.8 metre block boundary wall, capped and plastered on both sides would be more appropriate from a maintenance, durability and amenity perspective. I also note that under ABP. Ref. 305557-19 (earlier phase of the proposal), rear garden boundaries were conditioned to consist of a 1.8 metre block boundary wall, and this approach is therefore consistent with this previous decision.

7.5. Infrastructure Delivery

- 7.5.1. The appellant raises concerns regarding the delivery of infrastructure within the wider development, specifically a creche and BMX park, and requests that a condition be attached to any grant of permission requiring the delivery of the creche and BMX park in advance of the proposed houses. Separately, I note that the PA requested the applicant (see FI Item No. 1) to submit details demonstrating the provision of the permitted surface attenuation tank and overflow pond, and also to clarify when it is intended to provide the permitted crèche and BMX track.
- 7.5.2. Regarding the attenuation area, the applicant noted, in response to the FI request, that they would be amenable to the inclusion of planning condition to any permission stipulating that the attenuation area is completed prior to the completion of houses proposed under the current application. The applicant also submitted *Drawing No. 24.134.P.10* indicating details of the attenuation pond. The surface water drainage strategy for the proposal is outlined in the Infrastructure Design Report submitted with the application (and updated at FI stage). It is proposed to connect the proposed stormwater network to the existing stormwater network within the adjoining phases, which is served by a shared attenuation system, using a large detention pond together with a hydro-brake type flow limiter device, situated within lands located to the south-west the overall housing development, approximately 300m west of the proposed subject development. Condition No. 2 (a) of the PA's Notification of Decision to Grant Permission reflects this. In the event of a grant of permission, I recommend that a condition reflecting the requirements of Condition 2 (a) is attached given that the proposed development is contingent on the attenuation pond on adjoining lands. I note that the permitted attenuation pond is situated within the blue line boundary of the site, enabling such a condition.

7.5.3. The appellant also requests that a condition is attached to any grant of permission for the current proposal requiring the delivery of the previously permitted creche and BMX track, arising from concerns in relation to the delay/avoidance of providing these facilities. Condition No. 2 (b) of the PA's Notification of Decision to Grant Permission requires that the previously permitted creche and BMX track are in place prior to the occupation of any house. I note that the creche and BMX track were permitted under a separate permission (i.e. PA. Ref. 20180945⁹). The development permitted under PA. Ref. 20180945 has been commenced and the report of the Planning Officer associated with the application for an Extension of Duration of Permission notes that 86 no. of the 97 no. houses have been completed (at that time). I consider that any issues regarding potential non-compliance with the requirements/parts of a previously permitted and commenced development are a matter for the PA to address through the enforcement process. As such, I do not consider that it is appropriate, or necessary, to include a planning condition in respect of this development requiring that the previously permitted creche and BMX track are in place prior to the occupation of any house.

7.6. **Material Contravention**

7.6.1. Objectives TV16 of the CDP (Chapter 5) require the submission of a design statement for residential schemes above 50 houses in towns. Objective TV17 of the CDP requires the submission of a public realm plan and statement for all significant residential applications of 50 or more dwellings. The applicant has not submitted a design statement or a public realm plan or statement as required by Objective TV 16 and TV17, and noting the requirements of Objectives TV16 and 17 of the CDP I consider this to represent a material contravention of the Wexford County Development Plan 2022 – 2028. I note this issue has not been identified by the PA, nor has it been raised in the appeal. Having reviewed and assessed the documentation that has been submitted with the planning application I consider that the information on the file enables an assessment of the proposal in the context of design, and also public realm. Having regard to Section 37(2)(a) of the Planning and

⁹ Granted an Extension of Duration until 20th May 2028 under PA. Ref. 20180945EE.

Development Act 2000, as amended, I recommend that the proposed development should be granted.

7.7. Water Framework Directive

- 7.7.1. An assessment of the proposed development has been undertaken with regard to the objectives set out in Article 4 of the EU Water Framework Directive. Having considered the nature, scale, and location of the proposed development, it is concluded that the proposal will not result in any risk of deterioration in the status of any water body, including surface waters (rivers and lakes), groundwater, transitional waters, or coastal waters. This applies to both qualitative and quantitative status, and in respect of temporary and permanent effects. In addition, the proposed development will not adversely affect the achievement of established environmental objectives, including the protection, maintenance, and improvement of water body status, as required under the Directive. Accordingly, the proposed development is considered to be compliant with the requirements of Article 4.

7.8. Screening for Appropriate Assessment

- 7.8.1. I have considered the proposed development at The Green Hill/An Cnoc Glas, Enniscorthy, Co. Wexford in light of the requirements S177U of the Planning and Development Act, 2000, as amended. An Appropriate Assessment Screening Report accompanies the application which I have considered. The closest European Site to the subject sites are c. 0.7km from the site (i.e. Slaney River Valley SAC), and Wexford Harbour and Slobbs SPA (Site Code: 004076), c. 2.3 km.
- 7.8.2. The proposed development comprises permission for a residential development in an urban area. Surface water from the proposed development will be directed to an attenuation area c. 300 metres west of the site. The attenuation area discharges to the River Slaney (see Fig. 01 of the Infrastructure Report for location of outfall) via a tributary watercourse. Surface water will pass through silt-traps and interceptors prior to discharge to the River Slaney. I note that the attenuation area which is intended to serve the current proposal was permitted under PA. Ref. 20180945, which was accompanied by a NIS and was subject to a Stage 2 Appropriate Assessment.

7.8.3. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because there is no conceivable risk to any European Site. The reason for this conclusion is based on the following;

- The distance from nearest European Site and absence of connectivity between the development site and European Site(s).
- The nature and scale of the proposed development, including the use of a permitted surface water attenuation feature.

7.8.4. I conclude that on the basis of objective information, that the proposed development would not have a likely significant effect on any European Site either alone or in combination with other plans or projects. Likely significant effects are excluded and therefore Appropriate Assessment (stage 2) (under Section 177V of the Planning and Development Act, 2000) is not required.

8.0 Recommendation

Having regard to the above it is recommended that permission is granted based on the following reasons and considerations and subject to the attached conditions.

9.0. Reasons and Considerations

Having regard to the provisions of the Wexford County Development Plan 2022-2028, and to the siting, scale and design of the proposed development, it is considered that, subject to compliance with the conditions set out below, the development would not seriously injure the residential or visual amenities of the area or of property in the vicinity, would not adversely affect the character of the area, would be acceptable in terms of traffic impact, would not have a significant impact on ecology or on European sites in the vicinity, and, would be in accordance with the proper planning and sustainable development of the area.

10.0. Conditions

1.	The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the Further Information and particulars received by the Planning Authority on the 27 th day of March 2026, except as may otherwise be required in order to comply
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	with the following conditions. Where such conditions require details to be agreed with the Planning Authority, the developer shall agree such details in writing with the Planning Authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars. Reason: In the interest of clarity.
2.	Each permitted residential unit shall be used and occupied as a single dwelling unit for residential purposes and shall not be sub-divided or used for any commercial purposes, without a specific grant of planning permission for same (including short-term letting). Reason: To prevent unauthorised development.
3.	The controls and measures contained in the Construction, Environmental Management Plan (CEMP) shall be implemented in full. Reason: In the interest of environmental protection and nature conservation.
4.	(a) The developer shall engage a suitably qualified (licensed eligible) archaeologist to monitor (licensed under the National Monuments Acts) all site clearance works, topsoil stripping and groundworks associated with the development. (b) Prior to the commencement of such works the archaeologist shall consult with and forward to the Local Authority archaeologist or the NMS as appropriate a method statement for written agreement. The use of appropriate tools and/or machinery to ensure the preservation and recording of any surviving archaeological remains shall be necessary. (c) Should archaeological remains be identified during the course of archaeological monitoring, all works shall cease in the area of archaeological interest pending a decision of the Planning Authority, in consultation with the National Monuments Service, regarding appropriate mitigation, preservation in-situ/excavation. (d) The developer shall facilitate the archaeologist in recording any remains identified. Any further archaeological mitigation requirements specified by

	the Planning Authority, following consultation with the National Monuments Service, shall be complied with by the developer. (e) Following the completion of all archaeological work on site and any necessary post-excavation specialist analysis, the Planning Authority and the National Monuments Service shall be furnished with a final archaeological report describing the results of the monitoring and any subsequent required archaeological investigative work/excavation required. All resulting and associated archaeological costs shall be borne by the developer. Reason: To ensure the continued preservation [either in situ or by record] of places, caves, sites, features or other objects of archaeological interest.
5.	(a) A block boundary wall, 2 metres in height, suitably capped and rendered on both sides, extending from the rear garden of Unit 386 to the proposed footpath east of Unit 236 shall be provided. Prior to commencement of development the applicant shall submit a site plan and elevations of this boundary wall to the Planning Authority for its written agreement. (b) All rear gardens shall be bounded by block walls, 1.8 metres in height, capped and rendered on both sides. Reason: In the interest of residential amenity.
6.	No house shall be occupied in advance of the attenuation area, permitted under PA. Ref. 20180945 and to which it is proposed to discharge surface water to, is in place and fully operational. Reason: In the interest of environmental protection.
7.	The internal road network, including turning bays, junctions, parking areas, footpaths, kerbs, signage and road markings, shall be in accordance with the detailed construction standards of the Planning Authority for such works, and design standards outlined in Design Manual for Urban Roads and Streets (DMURS). These details shall be agreed in writing with the Planning Authority prior to commencement of development.

	Reason: In the interests of proper planning and sustainable development.
8.	(a) The areas of public open space shown on the lodged plans shall be reserved for such use and shall be levelled and/or contoured, as applicable, soiled, seeded, and landscaped in accordance with the landscape plans and report submitted to the Planning Authority with the application, unless otherwise agreed in writing with the Planning Authority. The public open space shall be made available before any of the dwellings are made available for occupation, and shall be maintained as public open space by the developer until taken in charge by the Local Authority. (b) Any plants which die, are removed, or become seriously damaged or diseased, within a period of 5 years from the completion of the development, or until the development is taken in charge by the Local Authority, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the Planning Authority. Reason: In order to ensure the satisfactory development of the public open space areas, and their continued use for this purpose, and in the interest of visual amenity.
9.	Details of the materials, colours and textures of all the external finishes to the proposed buildings, structures and boundary walls shall be submitted to, and agreed in writing with the Planning Authority prior to commencement of development. Reason: In the interest of visual amenity and to ensure an appropriate high standard of development.
10.	Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the detailed requirements of the Planning Authority for such works and services. Reason: In the interest of public health.

11.	The applicant shall make provision for a roadside drainage connection on the L-6058-2. Prior to commencement of development the applicant shall agree details of this connection in writing with the Planning Authority. Reason: In the interest of public health.
12.	Prior to commencement of development, the developer shall enter into water and waste water connection agreements with Uisce Éireann. Reason: In the interest of public health.
13.	During construction, artificial lighting shall not overspill onto adjoining areas. Reason: In the interest of protecting the amenities of property and natural heritage.
14.	A wheel washing facility shall be provided for the duration of the construction period, adjacent to the site exit, the location and details of which shall be submitted to, and agreed in writing with, the Planning Authority prior to commencement of development. Reason: In the interest of traffic safety and biosecurity.
15.	The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with the Planning Authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including: a) Location of the site and materials compound(s) including area(s) identified for the storage of construction refuse; b) Location of areas for construction site offices, staff car parking, and staff facilities; c) Details of site security fencing and hoardings; d) Details of the timing and routing of construction traffic to and from the construction site and associated directional signage, to include proposals to facilitate the delivery of abnormal loads to the site;

	e) Measures to obviate queuing of construction traffic on the adjoining road network; f) Measures to prevent the spillage or deposit of clay, rubble or other debris on the public road network; g) Alternative arrangements to be put in place for pedestrians and vehicles in the case of the closure of any public road or footpath during the course of site development works; h) Details of appropriate mitigation measures for noise, dust and vibration, and monitoring of such levels; i) Containment of all construction-related fuel and oil within specially constructed bunds to ensure that fuel spillages are fully contained. Such bunds shall be roofed to exclude rainwater; j) Off-site disposal of construction/demolition waste and details of how it is proposed to manage excavated soil; k) Means to ensure that surface water run-off is controlled such that no silt or other pollutants enter local surface water sewers or drains. A record of daily checks that the works are being undertaken in accordance with the Construction Management Plan shall be kept for inspection by the Planning Authority. The developer shall provide contact details for the public to make complaints during construction and provide a record of any such complaints and its response to them, which may also be inspected by the Planning Authority. Reason: In the interest of amenities, public health and safety.
16.	The site development and construction works shall be carried out such a manner as to ensure that the adjoining streets are kept clear of debris, soil and other material and cleaning works shall be carried on the adjoining public roads by the developer and at the developer's expense on a daily basis. Reason: To protect the residential amenities of property in the vicinity.

17.	Construction and demolition waste shall be managed in accordance with a construction waste and demolition management plan, which shall be submitted to, and agreed in writing with, the Planning Authority prior to commencement of development. This plan shall be prepared in accordance with the “Best practice guidelines for the preparation of resource & waste management plans for construction & demolition projects”, published by the EPA, 2021. The plan shall include details of waste to be generated during site clearance and construction phases, including potential contaminated soil, and details of the methods and locations to be employed for the prevention, minimisation, recovery and disposal of this material in accordance with the provision of the Waste Management Plan for the Region in which the site is situated. Reason: In the interest of sustainable waste management.
18.	Proposals for naming and numbering of the proposed scheme and associated signage shall be submitted to, and agreed in writing with, the Planning Authority prior to commencement of development. The proposed name(s) shall be based on local historical or topographical features, or other alternatives acceptable to the Planning Authority. No advertisements/marketing signage relating to the name(s) of the development shall be erected until the developer has obtained the Planning Authority’s written agreement to the proposed name(s). Reason: In the interest of urban legibility.
19.	All in-curtilage car parking spaces serving residential units shall be provided with electric connections to the exterior of the houses to allow for the provision of future electric vehicle charging points. Details of how it is proposed to comply with these requirements shall be submitted to, and agreed in writing with, the Planning Authority prior to commencement of development. Reason: In the interest of sustainable transportation.
20.	Public lighting shall be provided in accordance with a scheme which shall be submitted to and agreed in writing with the Planning Authority prior to

	commencement of development. Such lighting shall be provided prior to the making available for occupation of any unit. Reason: In the interests of amenity and public safety.
21.	Site development and building works shall be carried out only between the hours of 0800 to 1900 Monday to Friday inclusive, between 0800 to 1400 hours on Saturday, and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the Planning Authority. Reason: In order to safeguard the amenities of property in the vicinity.
22.	All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development. Reason: In the interests of visual and residential amenity.
23.	The management and maintenance of the proposed development following its completion shall be the responsibility of a legally constituted management company, or by the Local Authority in the event of the development being taken in charge. Detailed proposals in this regard shall be submitted to, and agreed in writing with, the Planning Authority prior to the commencement of development. All areas not intended to be taken in charge by the Local Authority, shall be maintained by a legally constituted management company. Reason: To ensure the satisfactory completion and maintenance of this development.
24.	(a) Prior to the commencement of any house or duplex unit in the development as permitted, the applicant or any person with an interest in the land shall enter into an agreement with the planning authority pursuant to Section 47 of the Planning and Development Act 2000, that restricts any such residential units permitted (the number and location of each housing unit being specified in such agreement), pursuant to Section 47 of the

	Planning and Development Act 2000, that restricts all houses and duplex units permitted, to first occupation by individual purchasers i.e. those not being a corporate entity, and/or by those eligible for the occupation of social and/or affordable housing, including cost rental housing. (b) An agreement pursuant to Section 47 shall be applicable for the period of duration of the planning permission, except where after not less than two years from the date of completion of each specified housing unit, it is demonstrated to the satisfaction of the Planning Authority that it has not been possible to transact each specified house or duplex unit for use by individual purchasers and/or to those eligible for the occupation of social and/or affordable housing, including cost rental housing. (c) The determination of the Planning Authority as required in (b) shall be subject to receipt by the planning and housing authority of satisfactory documentary evidence from the applicant or any person with an interest in the land regarding the sales and marketing of the specified housing units, in which case the planning authority shall confirm in writing to the applicant or any person with an interest in the land that the Section 47 agreement has been terminated and that the requirement of this planning condition has been discharged in respect of each specified housing unit. Reason: To restrict new housing development to use by persons of a particular class or description in order to ensure an adequate choice and supply of housing, including affordable housing, in the common good.
25.	Prior to commencement of development, the applicant or other person with an interest in the land to which the application relates shall enter into an agreement in writing with the Planning Authority in relation to the provision of housing in accordance with the requirements of Section 94(4) and Section 96(2) and (3) (Part V) of the Planning and Development Act, 2000, as amended, unless an exemption certificate shall have been applied for and been granted under Section 97 of the Act, as amended. Where such an agreement is not reached within eight weeks from the date of this order, the matter in dispute (other than a matter to which Section 96(7) applies) may

	be referred by the Planning Authority or any other prospective party to the agreement to An Coimisiún Pleanála for determination. Reason: To comply with the requirements of Part V of the Planning and Development Act, 2000, as amended, and of the housing strategy in the development plan of the area.
26.	The developer shall pay to the Planning Authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under Section 48 of the Planning and Development Act, 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the Planning Authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the Planning Authority and the developer or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme. Reason: It is a requirement of the Planning and Development Act, 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under Section 48 of the Act be applied to the permission.
27.	Prior to commencement of development, the developer shall lodge with the Planning Authority a cash deposit, a bond of an insurance company, or other security to secure the provision and satisfactory completion of roads, footpaths, watermains, drains, open space and other services required in connection with the development, coupled with an agreement empowering the Local Authority to apply such security or part thereof to the satisfactory completion of any part of the development. The form and amount of the security shall be as agreed between the Planning Authority and the developer or, in default of agreement, shall be referred to An Coimisiún Pleanála for determination.

	Reason: To ensure the satisfactory completion of the development.
28.	

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way.

Ian Campbell
Senior Planning Inspector

19th August 2026

Appendix 1 - Form 1

EIA Pre-Screening

An Bord Pleanála Case Reference	PL-501347-WX-26
Proposed Development Summary	Permission for the construction of 99 no. dwellings and all associated site works.

Development Address		The Green Hill/An Cnoc Glas, Enniscorthy, Co. Wexford	
1. Does the proposed development come within the definition of a 'project' for the purposes of EIA? (that is involving construction works, demolition, or interventions in the natural surroundings)			Yes X No
2. Is the proposed development of a CLASS specified in Part 1 or Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended)?			
Yes	X	Part 2, Sch. 5, Class 10, (b), (i) Part 2, Sch. 5, Class 10, (b), (iv)	Proceed to Q3.
No			
3. Does the proposed development equal or exceed any relevant THRESHOLD set out in the relevant Class?			
Yes			
No	X		Proceed to Q4
4. Is the proposed development below the relevant threshold for the Class of development [sub-threshold development]?			
Yes	X	Class 10, (b), (i) (threshold is 500 dwelling units) – proposal is for 99 no. dwelling units. Class 10, (b), (iv) (threshold is 2 Ha.) – site area is 3.246 ha.	Preliminary examination required (Form 2)
5. Has Schedule 7A information been submitted?			

No		Preliminary Examination required
Yes	X	Screening Determination required

Inspector: Ian Campbell

Date: 18th August 2026

Form 3 EIA Screening Determination

A. CASE DETAILS		
An Coimisiún Pleanála Case Reference	PL. 501347-WX-26	
Development Summary	Construction of 99 no. dwellings comprising 32 no. House Type A01 (two storey, 2 bedroom dwelling), 2 no. House Type D01 (two storey, 3 bedroom dwelling), 20 no. House Type D03 (two storey, 3 bedroom dwelling), 2 no. House Type E01 (two storey, 3 bedroom dwelling), 2 no. House Type F02 (two storey, 4 bedroom dwelling), 4 no. House Type F03 (two storey, 4 bedroom dwelling), 6 no. House Type G01 (two storey, 3 bedroom dwelling), 2 no. House Type G02 (two storey, 3 bedroom dwelling), 4 no. House Type G03 (two storey, 3 bedroom dwelling), 21 no. House Type H01 (two-storey, 4 bedroom dwelling), 2 no. House Type H02 (two storey, 4 bedroom dwelling) and 2 no. House Type H03 (two storey, 4 bedroom dwelling), together with all associated site works.	
	Yes / No / N/A	Comment (if relevant)
1. Was a Screening Determination carried out by the PA?	Yes	The Planning Authority (PA) undertook a preliminary examination of the proposed development. The PA noted that the proposed development did not constitute a project for the purposes of EIA, and that the proposed development did not fall within a class for the purposes of Part 1 or 2, Schedule 5 of the Planning and Development Regulations, 2001, as amended, and that subsequently there was no requirement for EIA, or screening for EIA.

		I note that the proposed development does constitute a project for the purpose of EIA, and furthermore that it falls within a class for the purposes of Part 1/Part 2, Schedule 5 of the Planning and Development Regulations, 2001, as amended, i.e. Class 10, (b), (i) (threshold is 500 dwelling units), Class 10, (b), (iv) (threshold is 10 Ha.).
2. Has Schedule 7A information been submitted?	Yes	Schedule 7A information submitted to PA at Further Information stage.
3. Has an AA screening report or NIS been submitted?	Yes	An Appropriate Assessment Screening Report was submitted as part of the application documentation. The Appropriate Assessment Screening Report concludes that the proposed development, either alone or in-combination with other plans or projects, will not result in likely significant effects on any Natura 2000 site.
4. Is a IED/ IPC or Waste Licence (or review of licence) required from the EPA? If YES has the EPA commented on the need for an EIAR?	No	
5. Have any other relevant assessments of the effects on the environment which have a significant bearing on the project been carried out pursuant to other relevant Directives – for example SEA.	Yes	EIA Screening Report which consider the EIA Directive (2011/92/EU, as amended by 2014/52/EU). AA Screening Report which considers the Habitats Directive (92/43/EEC). SEA was undertaken in respect of the Wexford County Development Plan 2022-2028 by the Planning Authority. The relevant Directive is (2001/42/EC).

B. EXAMINATION	Yes/ No/ Uncertain	Briefly describe the nature and extent and Mitigation Measures (where relevant) (having regard to the probability, magnitude (including population size affected), complexity, duration, frequency, intensity, and reversibility of impact) Mitigation measures –Where relevant specify features or measures proposed by the applicant to avoid or prevent a significant effect.	Is this likely to result in significant effects on the environment? Yes/ No/ Uncertain
1. Characteristics of proposed development (including demolition, construction, operation, or decommissioning)			
1.1 Is the project significantly different in character or scale to the existing surrounding or environment?	No	The proposed development, comprising 99 no. houses, is adjacent to a larger residential development. The site is located within an urban area, on the eastern edge of Enniscorthy, Co. Wexford. In the context of existing environment the project is not significantly different in character or scale to its existing surrounding or environment.	No.
1.2 Will construction, operation, decommissioning or demolition works cause physical changes to the locality (topography, land use, waterbodies)?	No	The proposal will involve physical changes to the existing site but in the context of the wider locality these are not considered significant.	No
1.3 Will construction or operation of the project use natural resources such as land, soil, water, materials/minerals or energy,	No	The proposal will require use of land and typical materials for such projects. These are not considered to be in short supply. No	No.

especially resources which are non-renewable or in short supply?		significant use of natural resources at operational phase.	
1.4 Will the project involve the use, storage, transport, handling or production of substance which would be harmful to human health or the environment?	Yes	Plant/machinery used will require the use of potentially harmful materials, such as fuels and other such substances. Use of such materials would be typical for the construction activity on the site. Any impacts would be local and temporary in nature and the implementation of standard construction practice measures would satisfactorily mitigate potential impacts.	No
1.5 Will the project produce solid waste, release pollutants or any hazardous / toxic / noxious substances?	Yes	Discharge of foul effluent to existing public infrastructure. Construction machinery may give rise to potentially harmful materials, such as fuels and oil leak. Noise and dust emissions during construction are likely. Any impacts would be local and temporary in nature and the implementation of standard construction practice measures would satisfactorily mitigate potential impacts.	No
1.6 Will the project lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?	No	A risk of contamination arises in all sites during construction and operation. No discharge of pollutants to ground or surface waters. CEMP contains measures to address accidental spillages. SuDS measures and oil interceptors proposed at operational phase of development.	No
1.7 Will the project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?	Yes	Noise, vibration, and light impacts are likely during the site development works. These works are short term in duration, and impacts	No

		arising will be temporary, localised, and be managed through implementation of the CEMP. The operational phase of the project will also likely result in noise and light impacts associated with the residential use however these impacts are typical of residential schemes in urban areas. Lighting will be designed to comply with industry guidance.	
1.8 Will there be any risks to human health, for example due to water contamination or air pollution?	No	The potential for water contamination and air pollution (noise and dust emissions) will be managed through implementation of the CEMP. Site development works are short term in duration, and impacts arising will be temporary, localised, addressed by the mitigation measures. The operational phase of the project will not likely cause risks to human health through water contamination or air pollution due to the nature and design of the scheme, connection to public water network, incorporation of SuDS features in the surface water management system, and scale and nature of proposed development.	No
1.9 Will there be any risk of major accidents that could affect human health or the environment?	No	No significant risk having regard to the nature and scale of development. The site is not located within an area at risk of flooding.	No

		There are no Seveso/COMAH sites in the immediate vicinity of this location.	
1.10 Will the project affect the social environment (population, employment)?	Yes	The proposed development will result in localised increase in population and increase in employment during construction.	No
1.11 Is the project part of a wider large scale change that could result in cumulative effects on the environment?	Yes	The proposed development forms part of the Cnoc Glas housing development which is nearing completion. Previous phases of this development have been subject to EIA screening.	No
2. Location of proposed development			
2.1 Is the proposed development located on, in, adjoining or have the potential to impact on any of the following: - European site (SAC/ SPA/ pSAC/ pSPA) - NHA/ pNHA - Designated Nature Reserve - Designated refuge for flora or fauna - Place, site or feature of ecological interest, the preservation/conservation/ protection of which is an objective of a development plan/ LAP/ draft plan or variation of a plan	No	Closest European sites are c. 0.7km (i.e. Slaney River Valley SAC. An Appropriate Assessment Screening Report accompanies the planning application and concludes that the proposed development would not have a likely significant effect on any European Site either alone or in combination with other plans or projects. No recorded archaeological monuments on site.	No

2.2 Could any protected, important or sensitive species of flora or fauna which use areas on or around the site, for example: for breeding, nesting, foraging, resting, over-wintering, or migration, be affected by the project?	No	Site survey undertaken as part of Appropriate Assessment Screening Report does not identify any Annex I habitat, Annex II species or SCI birds associated any SPA within the footprint of the development site. Habitat within the site is primarily comprised of improved agricultural grassland and spoil and bare ground.	No
2.3 Are there any other features of landscape, historic, archaeological, or cultural importance that could be affected?	No	There are no Protected Structures or Recorded Monuments on the site. The site is not located within an Architectural Conservation Area (ACA).	No
2.4 Are there any areas on/around the location which contain important, high quality or scarce resources which could be affected by the project, for example: forestry, agriculture, water/coastal, fisheries, minerals?	No	No such resources on or close to site.	No
2.5 Are there any water resources including surface waters, for example: rivers, lakes/ponds, coastal or groundwaters which could be affected by the project, particularly in terms of their volume and flood risk?	No	There are no waterbodies within or immediately adjacent to the site.	No
2.6 Is the location susceptible to subsidence, landslides or erosion?	No	There is no evidence identified of these risks.	No
2.7 Are there any key transport routes (eg National primary Roads) on or around the	No	The transport infrastructure/network serving the area is capable of accommodating the	

location which are susceptible to congestion or which cause environmental problems, which could be affected by the project?		proposed development. Any congestion arising from the project is likely to be geographically limited and not likely to give rise significant effects on the environment.	
2.8 Are there existing sensitive land uses or community facilities (such as hospitals, schools etc) which could be affected by the project?	No	Site is adjacent to existing residential development. Nature of development, i.e. residential, is such that it would not negatively affect this use.	No
3. Any other factors that should be considered which could lead to environmental impacts			
3.1 Cumulative Effects: Could this project together with existing and/or approved development result in cumulative effects during the construction/operation phase?	No	Nature of development such that cumulative effects would not arise. Other permitted development within the wider site is completed, or nearing completion.	No
3.2 Transboundary Effects: Is the project likely to lead to transboundary effects?	No		No
3.3 Are there any other relevant considerations?	No		No
C. CONCLUSION			
No real likelihood of significant effects on the environment.	✓	EIAR Not Required	
Real likelihood of significant effects on the environment.	☐	EIAR Required	

D. MAIN REASONS AND CONSIDERATIONS

Having regard to: -

1. the criteria set out in Schedule 7, in particular
 - (a) the limited nature and scale of the proposed development, which is below the threshold in respect of Class 10 'Infrastructure projects', as set out in Part 2 of Schedule 5 of the Planning and Development Regulations, 2001, as amended, specifically, (b) (i) construction of more than 500 dwelling units, (b) (iv) urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere, and also below the applicable threshold in Class 13, given that the proposed development, of 99 no. units, entails an extension to an existing permitted development of 347 no. units.
 - (b) the absence of any significant environmental sensitivity in the vicinity,
 - (c) the location of the development outside of any sensitive location specified in article 109(4)(a) of the Planning and Development Regulations, 2001, as amended,
2. the results of other relevant assessments of the effects on the environment submitted by the applicant (i.e. Appropriate Assessment Screening Report and Construction and Environmental Management Plan),
3. the features and measures proposed by the applicant envisaged to avoid or prevent what might otherwise have been significant effects on the environment,
4. the location of the site in an urban area served by public services and infrastructure, and the pattern of development in the area,
5. the guidance set out in the "Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding Sub-threshold Development", issued by the Department of the Environment, Heritage and Local Government (2003),

It is considered that the proposed development would not be likely to have significant effects on the environment and that the preparation and submission of an Environmental Impact Assessment Report would not therefore be required.