

Planning and Development (Housing) and Residential Tenancies Act 2016
Planning and Development (Strategic Housing Development) Regulations 2017
Notice of Strategic Housing Development
Application to An Bord Pleanála

We, AMIL Properties Limited intend to apply to An Bord Pleanála for planning permission for a 10 year permission for a strategic housing development at this site which is located at the former Walsh Mushroom site and adjoining lands, at Fort Road, within the townlands of "Ballowen or Ramsfortpark", (also known as Ballyowen or Ramsfortpark) and "Gorey Corporation lands", all on an overall application site of c. 11.41 hectares, Gorey, Co. Wexford.

The proposal relates to the construction of a residential development of 297 no. dwellings comprising 26 no. 2 bedroom terraced houses, 125 no. 3 bedroom houses; 77 no. 4 bedroom houses; 4 no. 5 bedroom houses, 36 no. 2 bedroom apartments and 29 no. 3 bedroom apartments, a crèche of c. 554 sq. m (with ancillary outdoor play area), as well as associated infrastructure works to include underground sewerage upgrade works (along public road between 'Ashwood Grove/Willow Park' and 'Cois Doire' as well as Ramsfort Park Avenue, Garden City) on the public road (for approximately 1.1km) connecting the subject site to the public sewerage infrastructure on the Arklow Road (R772).

The development will consist of:-

- A) Removal of existing structures relating to former Walsh Mushroom development;
- B) Provision of 297 no. residential dwellings as follows:-
 - 232 no. houses comprising:-
 - 26 no. 2 bedroom – 2 storey terraced dwellings [Type H c. 85 sq. m];
 - 10 no. 3 bedroom – 3 storey terraced dwellings [Type F, c. 121 sq. m];
 - 22 no. 3 bedroom – 2 storey terraced dwellings [Type G, c. 118 sq. m]
 - 93 no. 3 bedroom – semi-detached 2 storey dwellings [Type D 112.8 sq. m; Type E, 107 sq. m];
 - 24 no. 4 bedroom – semi-detached 2.5-storey dwellings [Type C, c. 166 sq. m],
 - 31 no. 4 bedroom – 2 storey detached dwellings [(Type A, 147 sq. m (20 no.); Type A (end) 149 sq. m (11 no.)];
 - 22 no. 4-bedroom – 2.5-storey detached dwellings [Type B, c. 166 sq. m]
 - 4 no. 5 bedroom – 2.5 storey detached dwellings [(Type J, 181 sq. m (2 no.); Type J (end) 184 sq. m (2 no.)];
 - 65 no. apartments comprising 36 no. 2 bedroom apartments and 29 no. 3 bedroom apartments in a series of 27 no. apartment buildings [Type A - 3 storeys – 1 no. 2 bed apartment, 1 no. 3 bed duplex apartment, Type B - 3 storeys – 1 no. 3 bed apartment, 2 no. duplex apartments, Type C – 3 storeys – 1 no. 3 bed apartment, 1 no. 2 bed duplex apartment and 1 no. 3 bed duplex apartment, Type D 2.5 storeys 1 no. 2 bed apartment & 1 no. 3 bed duplex apartment, Type F – Part 2 & Part 3 storeys, 1 no. 2 bed apartment and 1 no. 3 bed duplex apartment], all apartments with either patio or balconies.
- C) 608 no. car parking spaces (including 9 no. for creche drop off) and 121 no. bicycle spaces as well as solar panels on roofs of houses/apartments);
- D) Approximately 1.41 hectares of open space (including playground areas), as well as ancillary landscape works with public lighting, planting and boundary treatments (internal and external); provision of communal open space for apartments; well as regrading/re-profiling of site where required as well as provision of cycle paths.
- E) Primary Vehicular Access to be provided from Fort Road, with provision for future vehicular and cycle access points to the north and south.
- F) 1 no. single storey ESB substation as well as bicycle/bin stores.
- G) Surface water attenuation measures and underground storm cell attenuation systems as well as all ancillary site development/construction works as well as connection to existing public water supply, drainage outfall (adjacent to the Fort Road at Willow Park) and provision of construction access from the Fort Road (from Walsh Mushrooms entrance).
- H) Underground sewerage upgrade works of c. 1.1km along the public road between the site and the Arklow Road (R772) and associated connections.

The application contains a statement setting out how the proposal is consistent with the objectives of the Wexford County Development Plan 2013-2019 and Gorey Local Area Plan 2017-2023.

An Environmental Impact Assessment Report has been prepared in respect of the proposed development and accompanies this application. The application together with the Environmental Impact Assessment Report may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Wexford County Council.

The application may also be inspected online at the following website set up by the applicant: www.creaghshd.com

Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

- (a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
- (b) the subject matter of the submission or observations, and
- (c) the reasons, considerations and arguments on which the submission or observations is or are based.

An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate. Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100). A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála's website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie.

Signed:  39 Fitzwilliam Place, Dublin 2. Date of erection of Site Notice 25th February 2019