

An Taisce  
National Trust for Ireland,  
Tailors' Hall,  
Back Lane,  
Dublin, Dublin 8.

25<sup>th</sup> February 2019

Dear Sir / Madam,

**RE: STRATEGIC HOUSING DEVELOPMENT AT FORT ROAD, WITHIN THE TOWNLANDS OF "BALLOWEN OR RAMSFORTPARK", AND "GOREY CORPORATION LANDS", ALL ON AN OVERALL APPLICATION SITE OF C. 11.41 HECTARES, GOREY, CO. WEXFORD**

On behalf of the applicant, Amil Properties Limited, please find enclosed planning application for Strategic Housing Development at Fort Road, within the townlands of "Ballowen or Ramsfortpark", and "Gorey Corporation lands", all on an overall application site of c. 11.41 hectares, Gorey, Co. Wexford, .

In summary, the proposal will comprise 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).

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A dedicated project website has also been established, on which the application details are uploaded, and this website can be viewed at: [www.creaghshd.com](http://www.creaghshd.com)

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Managing Director: John P. Spain BBS MRUP MRICS ASCS MRTPI MIPI

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Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

If you have any queries please do not hesitate to contact us.

Yours sincerely,



**John Spain Associates**

Gráinne Leamy  
Land Use Planning Section  
Transport Infrastructure Ireland  
Parkgate Business Centre,  
Parkgate Street, Dublin 8, D08 DK10

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Yours sincerely,



**John Spain Associates**

National Transport Authority,  
Dún Scéine,  
Harcourt Lane,  
Dublin 2.

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**John Spain Associates**

Minister for Culture, Heritage and the Gaeltacht  
Development Applications Unit  
Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs  
Newtown Road  
Wexford  
Y35 AP90

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Irish Water,  
C/O Suzanne Dempsey,  
Colvill House,  
94-96 Talbot Street,  
Dublin 1.

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Inland Fisheries Ireland,  
3044 Lake Drive,  
Citywest Business Campus,  
Dublin  
D24 Y265  
Ireland

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The Heritage Council  
Áras na hOidhreachta  
Church Lane  
Kilkenny  
R95 X264

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Sinéad Killeen,  
C.I.É. Group Property Management,  
Curzon House, 35, Lower Abbey Street,  
Dublin 1,  
D01 C9F8.

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In summary, the proposal will comprise 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).

Under article 285(5)(a) of the Planning and Development (strategic Housing Development) Regulations 2017, we have been requested by An Bord Pleanála to inform you of the aforementioned planning application in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016.

A dedicated project website has also been established, on which the application details are uploaded, and this website can be viewed at: [www.creaghshd.com](http://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

Managing Director: John P. Spain BBS MRUP MRICS ASCS MRTPI MIPI

Executive Directors: Paul Turley BA MRUP Dip Environmental & Planning Law MIPI Rory Kunz BA (MOD) MScERM MAT&CP Dip EIA Mgmt. MIPI,  
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John Spain Associates Ltd. trading as John Spain Associates. Directors: J. Spain, S. Spain.  
Registered in Ireland No. 396306. Registered Office: 39, Fitzwilliam Place, Dublin 2. VAT No. IE 6416306U

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).

If you have any queries please do not hesitate to contact us.

Yours sincerely,



**John Spain Associates**



Deirdre Power,  
Wexford Childcare Committee, Second Floor,  
Enniscorthy Enterprise and Technology Centre,  
Milehouse Rd,  
Bellefield, Enniscorthy,  
Co. Wexford,  
Y21D8W6

25<sup>th</sup> February 2019

Dear Sir / Madam,

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