

Francis O'Beirn PhD
Team Leader Benthos Ecology
Marine Institute
Rinville, Oranmore
Galway, Ireland
H91R673
Date: 20/08/2020

RE: STRATEGIC HOUSING DEVELOPMENT APPLICATION TO AN BORD PLEANALA
LOCATION: PARK, CARCUR, WEXFORD TOWN, CO. WEXFORD
APPLICANT: WILLAIM NEVILLE & SONS.

Dear Sir/ Madam,

Please be advised that Wm. Neville & Sons Unlimited of Rockfield House, Spawell rd, Wexford Town, Co.. Wexford intend to apply to An Bord Pleanála for permission for a proposed Strategic Housing Development at Park, Carcur, Wexford, Co. Wexford.

Pursuant to Article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, and Section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016 a copy of the application is enclosed for your information. The proposed development is described in the public notices as follows: -

The proposed development is described and advertised as follows:

“A total of 413 residential units consisting of 175 houses (12 four bedroom detached houses + Garages, 20 four bedroom Semi-Detached houses, 2 four bedroom corner detached houses, 80 three bedroom Semi Detached Houses, 20 three bedroom terraced houses, 7 three bed end of terrace houses, 4 three bedroom corner houses, 20 two bedroom terraced houses, 6 two bedroom end of terrace, 4 Semi-Detached houses), 7 apartment blocks with a total of 238 Apartments: (Block One: (47 units over 5 floors: 40 two bed, 7 three bed), Block Two: (50 units over 7 floors: 4 one bed, 38 two bed, 8 three bed), Block Three: (45 units over 7 floors: 3 one bed, 34 two bed, 8 three bed), Block Four: (20 units over 4 floors: 1 one bed, 19 two bed), Block Five: (38 units over 5 floors: 1 one bed, 37 two bed,) Block Six: (19 units over 4 floors: 3 one bed, 15 two bed, 1 four bed) Block Seven: (19 units over 4 floors: 3 one bed, 15 two bed, 1 four bed)). Together with two crèche facilities (Crèche A: 346.4 sqm floor area. Crèche B 395.3sq.m floor area) and a retail unit of 86.3sq.m (located in Block 10). A total of 769 Car parking spaces (250 private parking spaces, 501 public spaces and 18 creche spaces). and all associated site works”. The proposal shall be delivered over four phases of development. An EIAR (Environmental Impact Assessment Report), an NIS (NATURA Impact Statement) and a SSFRA (Site Specific Flood Risk Assessment have been prepared as part of the planning application)

The application contains a statement setting out how the proposal will be consistent with the objectives of the Wexford Town & Environs Development Plan. An EIAR (environmental impact assessment report) and an NIS (Natura impact statement) have been prepared in respect of the proposed development.

The application 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 South Dublin County Council. The application may also be inspected online at the following website set up by the applicant:
<http://carcur.ie/>.

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:

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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).

I trust the enclosed is in order.

Kind Regards



Planning Consultant

BA (HONS) Town & Country Planning. BTP

The Planning Department,
Transport Infrastructure Ireland,
Parkgate Business Centre,
Parkgate Street,
Dublin 8

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Spatial Planning,
Irish Water,
Colvill House,
94 – 96 Talbot Street,
Dublin 1.

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Integrated Strategic Planning & Housing Department,
National Transport Authority,
Dún Scéine Harcourt Lane,
Dublin 2,

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Inland Fisheries Ireland,
Eastern River Basin District,
3044 Lake Drive,
Citywest Campus,
Dublin 24

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Seamus Gallagher

SFPA

Park Rd

Clogheen

Clonakilty

Co Cork

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The Department of Culture, Heritage and the Gaeltacht,
National Monuments Service,
Custom House,
Dublin 1 D01 W6XO

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Kind Regards



Planning Consultant

BA (HONS) Town & Country Planning. BTP

The Heritage Council Áras na hOidhreachta,
Church Lane,
Kilkenny
R95 X264

Date: 20/08/2020

RE: STRATEGIC HOUSING DEVELOPMENT APPLICATION TO AN BORD PLEANALA
LOCATION: PARK, CARCUR, WEXFORD TOWN, CO. WEXFORD
APPLICANT: WILLAIM NEVILLE & SONS.

Dear Sir/ Madam,

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An Taisce,
Tailors' Hall,
Back Lane,
Dublin
D08 X2A3

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Environmental Health Officer
Environmental Health Service,
Health Service Executive,
Whitemill Industrial Estate,
Wexford

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EIA PLanning
EPA Regional Inspectorate Dublin
McCumiskey House
Richview Clonskeagh Road
Dublin 14 D14 YR62
Date: 20/08/2020

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The Planning Department,
Wexford County Council,
County Hall,
Carricklawn,
Wexford,
Y35 WY93

Date: 20/08/2020

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