

An
Bord
Pleanála

Strategic Housing Development

Application Form

Before you fill out this form

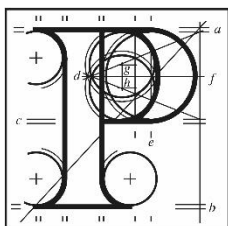
Please note that failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to An Bord Pleanála refusing to deal with your application. Therefore, ensure that each section of this request form is fully completed and signed, entering n/a (not applicable) where appropriate, and that all necessary documentation is attached to the application form. You are advised to refer to the “General Guidance Note” provided on pages 27 to 29 prior to completing this form.

Other Statutory Codes

An applicant will not be entitled solely by reason of a planning permission to carry out the development. The applicant may need other statutory consents, depending on the type of development. For example, all new buildings, extensions and alterations to, and certain changes of use of existing buildings must comply with building regulations, which set out basic design and construction requirements

Data Protection

It is the responsibility of persons or entities wishing to use any personal data on a planning application form for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2003. The Office of the Data Protection Commissioner state that the sending of marketing material to individuals without consent may result in action by the Data Protection Commissioner against the sender, including prosecution.



An
Bord
Pleanála

Application Form in respect of a Strategic Housing Development

Contact details for sections 1 to 4 to be supplied in Section 26 of this form.

1. Applicant:

Name of Applicant:	Axis Construction Limited
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2. Where the Applicant is a Company (Registered under the Companies Acts):

Registered Address of Company:	36 Mount Street Upper, Dublin 2, D02 Y982
Company Registration No:	407502

3. Name of Person/Agent (if any) Acting on Behalf of the Applicant:

Name:	Brenda Butterly (Agent) McGill Planning Ltd
Is An Bord Pleanála to send all correspondence to the above person/agent acting on behalf of the applicant? (Please tick appropriate box)	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] (Please note that if the answer is "No", all correspondence will be sent to the applicant's address)

4. Person Responsible for Preparation of Drawings and Plans:

Name:	Gary McCormack
Firm/Company:	Reddy Architecture + Urbanism

5. Planning Authority

Name of the Planning Authority(s) in whose functional area the site is situated:	Wexford County Council
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6. Site of Proposed Strategic Housing Development:

Postal Address /Townland/ Location of the Proposed Development (sufficient to identify the site in question):	
Address Line 1:	Site on lands to the south of Clonattin Village, and north of the R742 Courtown Road, in the townlands of Goreybridge, Clonattin Upper and Raheenagurren East,
Address Line 2:	
Address Line 3:	
Town/City:	Gorey
County:	Wexford
Eircode:	Ireland
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	4722-A
Where available, please provide the application site boundary, as shown in the submitted plans / drawings, as an ESRI shapefile in the Irish Transverse Mercator (ITM IRENET95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided.	
Area of site to which the application relates in hectares:	15.7 ha
Site zoning in current Development Plan or Local Area Plan for the area:	Residential Community and Education

	Open Space
Existing use(s) of the site and proposed use(s) of the site:	Vacant

7. Applicant's Interest in the Site:

Please tick appropriate box to show the applicant's legal interest in the land or structure:	Owner	Occupier	Other
			X

Where legal interest is "Other", please expand further on the applicant's interest in the land or structure:

Please see the letters of consent in appendices G, I and J from Warren Estates, Vormir Ltd, and Ormond Cinema Dungarvan Ltd.

Please see the correspondence with Wexford County Council in Appendix H confirming that the Council has no objection to the inclusion of their lands within the red line boundary.

State Name and Address of the Site Owner:
If the applicant is not the legal owner, please note that you are required to supply a letter of consent, signed by the site owner.

Warren Estates, 82 Mains Street, Gorey, Co. Wexford. (See Appendix G)
Wexford County Council, The Avenue, Gorey, Co. Wexford (See Appendix H)
Vormir Ltd., 36 Upper Mount Street, Dublin 2 (See Appendix I)
Ormond Cinema Dungarvan Ltd, Raheenagurren East. Courtown Road, Gorey, Co. Wexford. (See Appendix J)

Does the applicant own or control adjoining, abutting or adjacent lands?

Yes: [X] No: []

If the answer is "Yes" above, identify the lands and state the nature of the control involved:

The applicant owns the land to the north of the site, outlined in Blue on the OS Map. This land is not part of this application.

8. Site History:

Is the applicant aware of any valid planning applications or An Bord Pleanála decisions previously made in respect of this land / structure?		Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
<p>Note: If an application for permission for strategic housing development or a planning application under section 34 of the Planning and Development Act 2000 has been made in respect of this site in the 6 months prior to the submission of this application, the site notice for the current application in respect of strategic housing development must be on a yellow background.</p>		
If the answer is “Yes” above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):		
Reg. Ref. No. / An Bord Pleanála Ref. No.	Nature of Proposed Development	Final Decision by Planning Authority / An Bord Pleanála
WCC Reg. Ref: 2013/0002	Demolition of an existing dwelling, structures and the removal of a partially completed on-site sewage treatment plant to facilitate the construction of 206 no. residential dwellings comprising a mix of terraced semi-detached and detached houses together with associated and ancillary infrastructure provision, childcare facility, children’s play area and open space provision whilst incorporating an existing surface water attenuation pond.	Grant
WCC Reg. Ref: 2013/0003	Provision of playing fields/sports pitches and ancillary clubhouse facilities, vehicular access and on-site car parking provision on a site measuring approximately 1.08ha in extent.	Grant
WCC Reg. Ref: 2003/4476 ABP reg. Ref.: PL26.209918	Erection of a ‘village centre’ comprising a two-storey building to be used as a childcare facility, a three storey buildings for retail, commercial and residential use, a two storey for use as a public house and restaurant, a five-storey building for retail and residential use, a six-storey building for retail and residential use, and a basement car park	Grant
Is the site of the proposed development subject to a current appeal to An Bord Pleanála?		Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
If the answer is “Yes” above, please specify the An Bord Pleanála reference no.:		

Is the applicant aware of any other relevant recent planning applications or decisions by An Bord Pleanála in relation to adjoining or adjacent sites?	Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
If the answer is "Yes" above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):	
Is the applicant aware of the site ever having been flooded?	Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
If the answer is "Yes" above, please give details e.g. year, extent:	
Is the applicant aware of previous uses of the site e.g. dumping or quarrying?	Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
If the answer is "Yes" above, please give details:	

9. Description of the Proposed Strategic Housing Development:

Please provide a brief description of the nature and extent of the proposed development, including-

- the proposed types and numbers of houses, student accommodation or both,
- in the case of student accommodation units, the combined number of bedspaces, and any other uses to which those units may be put,
- proposed services ancillary to residential development,
- other proposed uses in the development of the land, the zoning of which facilitates such use, and
- where an Environmental Impact Assessment Report or Natura Impact Statement has been prepared in respect of the application, an indication of that fact.

Axis Construction Limited intend to apply to An Bord Pleanála for permission for a strategic housing development at this site of c.15.7 ha located on lands to the south of Clonattin Village, and north of the R742 Courtown Road, in the townlands of Goreybridge, Clonattin Upper and Raheenagurren East, Gorey, Co. Wexford.

The proposed development will consist of demolition of the existing dwelling and shed on site (c.334.27sqm); construction of 363 no. residential units, comprising 42 no. 1 bed apartments, 59 no. 2 bed apartments, 134 no. 3 bed houses, 124 no. 4 bed houses and 4 no. 5 bed houses, in a range of building typologies ranging in height from 2 to 3 storeys. The proposed development also includes a single storey creche (c. 513 sq.m), new public open spaces, provision of 690 no. car parking spaces and 222 no. cycle parking spaces. The proposal includes for new vehicular and pedestrian accesses and upgrades along Clonattin Village Road to the north, and a new access road (including bridge) to the R472 Courtown Road to the south via the existing access road serving the cinema (with associated upgrades to the existing road and at the junction with the Courtown Road).

All associated site development works (including site reprofiling), landscaping, boundary treatments and services provision including ESB substations.

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

The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

An Environmental Impact Assessment Report has been prepared in respect of the proposed development.

<p>Please submit a site location map sufficient to identify the land, at appropriate scale.</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] Please see Site Location Map prepared by RAU</p>
<p>Please submit a layout plan of the proposed development, at appropriate scale.</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] Please see Proposed Site Masterplan and Proposed Site Plans prepared by RAU.</p>

10. Pre-Application Consultations

<p>(A) Consultation with Planning Authority:</p> <p>State the date(s) and planning authority reference number(s) of the consultation meeting(s) held with the planning authority under section 247 of the Planning and Development Act 2000:</p>	
<p>Planning Authority reference number:</p>	<p>P20190426</p>
<p>Meeting date(s):</p>	<p>11/10/2019</p>
<p>(B) Consultation with An Bord Pleanála:</p> <p>State the date(s) and An Bord Pleanála reference number(s) of the pre-application consultation meeting(s) with An Bord Pleanála:</p>	
<p>An Bord Pleanála reference number:</p>	<p>ABP-306636-20</p>
<p>Meeting date(s):</p>	<p>12/06/2020</p>

(C) Any Consultation with Prescribed Authorities or the Public:

Provide details of any other consultations the applicant had with authorities prescribed under section 8(1)(b) and (c) of the Act of 2016 or with the public:

N/A

11. Application Requirements

(a) Is a copy of the page from the newspaper containing the notice relating to the proposed strategic housing development enclosed with this application?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
If the answer to above is "Yes", state name(s) of newspaper(s) and date(s) of publication:	The Irish Daily Star 5th February 2021
(b) Is a copy of the site notice relating to the proposed development enclosed with this application?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
If the answer to above is "Yes", state date on which the site notice(s) was erected:	2nd February 2021
Note: The location of the site notice(s) should be shown on the site location map enclosed with this application. Please see RAU drawings	
(c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
If the answer to above is "Yes", is an EIAR enclosed with this application?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]

<p>Please provide a copy of the Confirmation Notice obtained from the EIA Portal where an EIAR accompanies the application.</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] Please see appendix E</p>
<p>(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?</p>	<p>Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]</p>
<p>(e) Is a Natura Impact Statement (NIS) required for the proposed development?</p>	<p>Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]</p>
<p>If the answer to above is “Yes”, is an NIS enclosed with this application?</p>	<p>Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>] N/A</p>
<p>(f) Has a copy of this application, and any EIAR and/or NIS required, been sent to the relevant planning authority, in both printed and electronic form?</p>	<p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>(g) Has a copy of this application, and any EIAR and/or NIS required, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant prescribed authorities, in both printed and electronic format?</p>	<p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>] Note: The prescribed authorities have requested electronic format only. Please see appendix B</p>
<p>If the answer to the above is “Yes”, list the prescribed authorities concerned:</p>	<ol style="list-style-type: none"> 1. Irish Water 2. Transport Infrastructure Ireland 3. National Transport Authority 4. Relevant Childcare Committees
<p>If the answer to the above is “Yes”, state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:</p>	<p>5th February 2021</p>
<p>(h) Is the proposed development likely to have significant effects on the environment of a Member State of the European Union or a state that is a party to the Transboundary Convention?</p>	<p>Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]</p>

<p>If the answer to the above is “Yes”, has a copy of this application, and the accompanying EIAR, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant authority in the state or states concerned, in both printed and electronic format?</p>	<p>Yes: [] No: [] N/A</p>
<p>If the answer to the above is “Yes”, list the state(s) and the prescribed authorities concerned:</p>	<p>N/A</p>
<p>If the answer to the above is “Yes”, state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:</p>	<p>N/A</p>

12. Statements Enclosed with the Application Which:

<p>(a) Set out how the the proposed strategic housing development is consistent with the relevant objectives of the relevant development plan:</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] Please see Statement of Consistency prepared by McGill Planning Ltd.</p>
<p>Note: The statement should be accompanied by a list of each relevant development plan objective considered by the prospective applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.</p>	
<p>(b) Set out, where applicable how the proposed strategic housing development will be consistent with the objectives of the relevant local area plan:</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] Please see Statement of Consistency prepared by McGill Planning Ltd.</p>
<p>Note: The statement should be accompanied by a list of each relevant local area plan objective considered by the prospective applicant in making the statement and any proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.</p>	
<p>(c) Set out, where applicable that the proposed strategic housing development is, in the applicant's opinion, consistent with the planning scheme for a strategic development zone:</p>	<p>Enclosed: Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input checked="" type="checkbox"/>]</p>
<p>Note: The statement should be accompanied by a list of the principal provisions of the planning scheme considered by the prospective applicant in making the statement.</p>	
<p>(d) Set out how the the proposed strategic housing development is, in the applicant's opinion, consistent with any relevant guidelines issued by the Minister under section 28 of the Act of 2000:</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>] Please see Statement of Consistency prepared</p>

	by McGill Planning Ltd.
<p>Note: The statement should be accompanied by a list of the guidelines considered by the applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with the guidelines.</p>	
<p>(e) Where An Bord Pleanála notified the applicant of its opinion that the documents enclosed with the request for pre-application consultations required further consideration and amendment in order to constitute a reasonable basis for an application for permission, a statement setting out any changes made to the proposals in consequence.</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]</p> <p>Please see Statement of Response to An Bord Pleanála Opinion prepared by McGill Planning Ltd.</p>
<p>(f) Where An Bord Pleanála notified the applicant that specified additional information should be submitted with any application for permission, a statement setting out that such information accompanies the application.</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]</p> <p>Please see Statement of Response to An Bord Pleanála Opinion prepared by McGill Planning Ltd.</p>

13. Material Contravention of Development Plan/Local Area Plan:

<p>Where the proposed strategic housing development materially contravenes the relevant development plan or local area plan other than in relation to the zoning of land, is a statement included with the application indicating the plan objective concerned and why permission should, nonetheless, be granted, having regard to a consideration specified in section 37(2)(b) of the Act of 2000?</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>Please see the Material Contravention Statement prepared by McGill Planning Ltd.</p>
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14. Proposed Residential Development:

(a) Provide a breakdown of the proposed residential content of the strategic housing development, as follows:

Houses		
Unit Type	No. of Units	Gross floor space in m²
1-bed	/	/
2-bed	/	/
3-bed	134	14030,64 m²
4-bed	124	17121.34 m²
4+ bed	4	644 m²
Total	262	31795.98 m²

Apartments		
Unit Type	No. of Units	Gross floor space in m²
Studio	/	/
1-bed	42	2191.14 m²
2-bed	59	4824.97 m²
3-bed	/	/
4-bed	/	/
4+ bed	/	/
Total	101	7016.11 m²

Student Accommodation

Unit Types	No. of Units	No. of Bedspaces	Gross floor space in m ²
Studio	/	/	/
1-bed	/	/	/
2-bed	/	/	/
3-bed	/	/	/
4-bed	/	/	/
4+ bed	/	/	/
Total	/	/	/

(b) State total number of residential units in proposed development:	363
(c) State cumulative gross floor space of residential accommodation, in m ² :	40087.27 m²

15. Proposed Ancillary and Other Uses in the Proposed Strategic Housing Development:

(a) Please provide details of the different classes of development proposed as ancillary to residential development and other uses on the land, the zoning of which facilitates such uses, as follows:	
Class of Development:	Gross Floor Space in m²
Creche Building for 83 pupils	513 m²
Total Non-Residential Uses	513 m²
Ancillary Residential Uses	
Bin Stores	214.66 m²
Bike Stores	92.45 m²
ESB Substations	48.6 m²

Total Ancillary Residential Uses	355.71 m²
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Note: Where it is not proposed to provide one childcare facility for each 75 houses in the proposed development, the application should be accompanied by a statement of the rationale for this.

(b) State cumulative gross floor space of non-residential development in m ² :	513 m²
(c) State cumulative gross floor space of residential accommodation and other uses in m ² :	40955.98 m²
(d) Express 15(b) as a percentage of 15(c):	1.25%

16. Strategic Housing Development Details:

Note: If the answer to any of the below statements is “Yes”, please submit a brief statement in support of your application.

Please tick appropriate box:	Yes	No
(a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?	X Please see RAU documents and MCG Planning Report	
(b) Are details of public and private open space provision, landscaping, play facilities, pedestrian permeability, vehicular access and parking provision, where relevant, enclosed with the application?	X Please see RAU, TBS documents and MCG Planning Report	
(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?	X Please see RAU documents and MCG Planning Report	
(d) Are details of any proposals to provide for services infrastructure other than water, such as cabling (including broadband provision) and	X Please see CSC documents	

any phasing proposals enclosed with the application?		
(e) Does the proposed development include an activity requiring an integrated pollution control licence or a waste licence? If "Yes", enclose a brief explanation with this application.		X
(f) Does the proposed development involve the demolition of any structure (including a habitable house), in whole or in part? If "Yes", enclose a brief explanation with this application.	X Please see RAU drawings and MCG Planning Report	
(g) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part? If "Yes", an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application.		X
(h) Does the proposed development consist of work to a Protected Structure and/or its curtilage or proposed Protected Structure and/or its curtilage? If "Yes", provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.		X
(i) Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)? If "Yes", provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.		X

<p>(j) Does the proposed application development affect, or is close to, a national monument or place in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht or a local authority, or is it the subject of a preservation order or temporary preservation order under the National Monuments Acts 1930 to 2014?</p> <p>If “Yes”, enclose a brief explanation with this application.</p>		X
<p>(k) Is the proposed development in a Strategic Development Zone?</p> <p>If “Yes”, enclose a statement of how the proposed development is consistent with the planning scheme for the Zone.</p>		X
<p>(l) Do any statutory notices (e.g. Fire Safety, Enforcement, Dangerous Buildings, Derelict Sites, Building Control, etc.) apply to the site and/or any building thereon?</p> <p>If “Yes”, enclose details with this application.</p>		X
<p>(m) Do the Major Accident Regulations apply to the proposed development?</p>		X
<p>(n) Is information specified by An Bord Pleanála as necessary for inclusion in any application for permission for the proposed development, so included?</p> <p>If “Yes”, give details of the specified information accompanying this application.</p>	<p>X Please see List of Enclosures in Appendix A</p>	

17. Where the Proposed Development Relates to Existing Building(s) / Structure(s):

State gross floor space of any existing building(s) / structure(s) in m ² :	334.27
State gross floor space of any proposed demolition, in m ² :	334.27
State gross floor space of any building(s) / structure(s) to be retained in m ² :	0
State total gross floor space of proposed works in m ² :	40955.98 m²

18. Where the Application relates to Material Change of Use of Land or Structure:

(a) State existing use of land or structure:	Vacant, derelict buildings
(b) Where the existing land or structure is not in use, state the most recent authorised use of the land or structure:	Dwelling and Shed
(c) State proposed use(s):	Residential, creche and open space.
(d) State nature and extent of any such proposed use(s):	Residential development of 363 units with a creche.
<p>(e) Plans (including a site or layout plan and drawings of floor plans, elevations and sections that comply with the requirements of Article 297 and 298) and other particulars required describing the works proposed should be enclosed with this application:</p> <p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]</p>	

19. Social Housing (Part V)

20. Water Services:

(A) Proposed Source of Water Supply:

Please indicate as appropriate:

(a) Existing Connection: [] New Connection: [X]

(b) Public Mains: [X]

Group Water Scheme: [] Name of Scheme: _____

Private Well: []

Other (please specify): _____

[Please see CSC documents](#)

(B) Proposed Wastewater Management / Treatment:

Please indicate as appropriate:

(a) Existing Connection: [] New Connection: [X]

(b) Public Sewer: [X]

Conventional septic tank system: []

Other on-site treatment system (please specify): _____

Where the disposal of wastewater for the proposed development is other than to a public sewer, provide information on the on-site treatment system proposed and evidence as to the suitability of the site for the system proposed:

[Please see CSC documents](#)

(C) Proposed Surface Water Disposal:

Please indicate as appropriate:

(a) Public Sewer/Drain: [X]

Soakpit: []

Watercourse: []

Other (please specify): _____

[Please see CSC documents](#)

(D) Irish Water Requirements:

Please submit the following information:

(a) Where the proposed development has the potential to impact on a public water supply source, irrespective of whether or not a connection to a water/wastewater network is required, this application must be accompanied by evidence of engagement with Irish Water and its outcome.

Enclosed:

Yes: [] No: []

[Please see Irish Water Letters in Appendix C and D.](#)

(b) A current/valid Confirmation of Feasibility Statement from Irish Water in relation to the proposed development confirming that there is or will be sufficient water network treatment capacity to service the development.

Enclosed:

Yes: [] No: []

[Please see Irish Water Letters in Appendix C and D.](#)

(c) A Statement of Compliance with Irish Water's Standard Details and Codes of Practice for water and/or wastewater infrastructure proposals (designs, layouts, etc.).

Enclosed:

Yes: [] No: []

[Please see Irish Water Letters in Appendix C and D.](#)

(d) An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.

Enclosed:

Yes: [] No: []

[Please see CSC documents](#)

(e) Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.

Enclosed:

Yes: [] No: []

[N/A](#)

21. Traffic and Transportation

<p>(a) Is a Traffic / Transportation Impact Assessment included with the application, having regard to the relevant Development Plan / Local Area Plan requirements and the Traffic Management Guidelines (DoT / DoEHLG / DTO, 2003)?</p>	<p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>Please see the Traffic Impact Assessment prepared by CSC</p>
<p>(b) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?</p>	<p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>Please see the Residential Travel Plan prepared by CSC</p>
<p>(c) Is a Road Safety Audit included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?</p>	<p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>Please see the Quality Audit (including Road Safety Audit) prepared by Roadplan Consulting</p>

22. Taking in Charge

<p>Is it intended that any part of the proposed development will be taken in charge by the planning authority?</p>	<p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>If the answer is "Yes", please attach site plan clearly showing area(s) intended for taking in charge.</p> <p>Please see the Indicative Taking-In-Charge Drawings prepared by RAU.</p>	

23. Maps, Plans and Drawings

<p>List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number.</p> <p>Please see the List of Enclosures in Appendix A</p>

24. Application Fee:

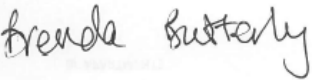
(a) State fee payable for application:	€60,883.60
(b) Set out basis for calculation of fee:	<p>€130*363 units = €47,190</p> <p>€7.20*513sqm = €3,693.60</p> <p>EIAR = €10,000</p> <p>Total: €60,883.60</p>
(c) Is the fee enclosed with the application?	<p>Enclosed:</p> <p>Yes: [] No: [<input checked="" type="checkbox"/>]</p> <p>Fee paid via electronic transfer. Please see Appendix I</p>

25. Universal Design:

<p>Please provide a statement as to how the proposed Strategic Housing Development has sought to comply with the principles of Universal Design (to encourage access and use of the development regardless of age, size, ability or disability). For assistance and general information on such matters please refer for example to the National Disability Authority’s “Building for Everyone: A Universal Design Approach” and “Universal Design Guidelines for Homes in Ireland” at www.universaldesign.ie</p>	<p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: []</p> <p>Please see architects Design and Access Statement prepared by RAU</p>
---	--

Declaration

I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the requirements of the Planning and Development Act 2000 and Chapter 1 of Part 2 of the Planning and Development (Housing) and Residential Tenancies Act 2016 and the Regulations made thereunder. In this regard, I also hereby declare that, to the best of my knowledge and belief, the copies of the application documents sent to the planning authority, prescribed bodies, etc., and displayed on any website under the applicant's control are identical to the application documents being deposited with An Bord Pleanála.

Signed: (Applicant or Agent as appropriate)	 Brenda Butterly (Agent)
Date:	5 th February 2021

26. Contact Details- Not to be Published

Applicant(s):

First Name:	Axis Construction Ltd
Surname:	
Address Line 1:	36 Mount Street Upper
Address Line 2:	
Address Line 3:	
Town / City:	
County:	Dublin 2
Country:	Ireland
Eircode:	D02 Y982
E-mail address (if any):	lmg@axis.construction
Primary Telephone Number:	
Other / Mobile Number (if any):	

Where the Applicant(s) is a Company:

Name(s) of Company Director(s):	Liam McGroary
Company Registration Number (CRO):	407502
Contact Name:	Liam McGroary
Primary Telephone Number:	01 9618972
Other / Mobile Number (if any):	
E-mail address:	lmg@axis.construction

Person/Agent (if any) acting on behalf of the Applicant(s):

First Name:	Brenda
Surname:	Butterly
Address Line 1:	McGill Planning Ltd
Address Line 2:	45 Herbert Lane
Address Line 3:	Dublin 2
Town / City:	Dublin
County:	Dublin
Country:	Ireland
Eircode:	D02 RR92
E-mail address (if any):	brenda@mcgplanning.ie
Primary Telephone Number:	01 2846464
Other / Mobile Number (if any):	

Person responsible for preparation of maps, plans and drawings:

First Name:	Gary
Surname:	McCormack
Address Line 1:	Reddy Architecture and Urbanism
Address Line 2:	41 Dean Street
Address Line 3:	
Town / City:	Kilkenny
County:	Kilkenny
Country:	Ireland
Eircode:	
E-mail address (if any):	gmcormack@reddyarchitecture.com
Primary Telephone Number:	056 7762697
Other / Mobile Number (if any):	

Contact for arranging entry on site, if required:

Name:	Liam McGroary
Mobile Number:	01 9618972
E-mail address:	

Appendix A – List of Enclosures

- Completed SHD Application Form
- Part V Pack
- Environmental Impact Assessment Report
 - Vol 1 Main Statement
 - Vol 2 Appendices
 - Vol 3 Non-Technical Summary
- EIAR Portal Confirmation (Appendix E)
- Irish Water Design Submission Letter (Appendix C)
- Irish Water Confirmation of Feasibility Letter (Appendix D)
- Letter of Consent from Warren Estates (Appendix G)
- Email of Consent from Wexford County Council (Appendix H)
- Letter of Consent from Vormir Ltd (Appendix I)
- Letter of Consent from Ormond Cinema Dungarvan (Appendix J)

Statutory Notices

- Newspaper Notice
- Site Notice

McGill Planning Ltd

- Planning Report
- Statement of Consistency
- Material Contravention Statement
- Statement of Response to An Bord Pleanála Opinion
- Cover Letters to Statutory Consultees
- Cover Letter to An Bord Pleanála
- Cover Letter to Wexford County Council

Altemar

- Appropriate Assessment Screening

Treeline Ltd

Documents		
Arboricultural Development Report		
Drawing Number	Drawing Title	Scale
TL001	Tree Constraints	1:1750@ A1
TL002	Arboricultural Impacts	1:1750@ A1
TL003	Tree Protection Plan	1:1750@ A1

Traynor Environmental

- Operational Waste & Recycling Management Plan
- Construction & Demolition Waste Management Plan

Visual Labs

- Photo-montage Report

Reddy Architecture + Urbanism

Proposed Drawings				
Site Maps				
P19-147K-RAU-XX-XX-DR-A-31000	Site location Map	27/01/2021	1:2500	A1
Site Layout Plans				
P19-147K-RAU-XX-XX-DR-A-32000	Proposed Site Masterplan in context	27/01/2021	1:2000	A1
P19-147K-RAU-XX-XX-DR-A-31001	Proposed Site Masterplan	27/01/2021	1:1250	A1
P19-147K-RAU-XX-XX-DR-A-31010	Proposed Masterplan - Unit Typology	27/01/2021	1:1250	A1
P19-147K-RAU-XX-XX-DR-A-31011	Proposed Site Plan 1/4	27/01/2021	1:500	A1
P19-147K-RAU-XX-XX-DR-A-31012	Proposed Site Plan 2/4	27/01/2021	1:500	A1
P19-147K-RAU-XX-XX-DR-A-31013	Proposed Site Plan 3/4	27/01/2021	1:500	A1
P19-147K-RAU-XX-XX-DR-A-31014	Proposed Site Plan 4/4	27/01/2021	1:500	A1
P19-147K-RAU-XX-XX-DR-A-31015	Proposed Site Layout Distributor Road 1/2	25/01/2021	1:500	A1
P19-147K-RAU-XX-XX-DR-A-31016	Proposed Site Layout Distributor Road 2/2	25/01/2021	1:500	A1
P19-147K-RAU-XX-XX-DR-A-31700	Boundary Types Plan	27/01/2021	1:1000- 1:100	A1
P19-147K-RAU-XX-XX-DR-A-31701	Indicative Taking-In-Charge Drawing Part 1	27/01/2021	1:1000- 1:5000	A1
P19-147K-RAU-XX-XX-DR-A-31702	Indicative Taking-In-Charge Drawing Part 2	27/01/2021	1:1000- 1:5000	A1
P19-147K-RAU-XX-XX-DR-A-31900	Indicative Part V Drawing_Locations+Schedule	27/01/2021	1:1250	A1
Buildings Plans Elevations Sections				
P19-147K-RAU-XX-XX-DR-A-31101	House Type A	20/11/2020	1:100&1:200	A3
P19-147K-RAU-XX-XX-DR-A-31102	House Type B1	20/11/2020	1:100&1:200	A3
P19-147K-RAU-XX-XX-DR-A-31103	House Type B2	20/11/2020	1:100&1:200	A3
P19-147K-RAU-XX-XX-DR-A-31104	House Type B3	20/11/2020	1:100&1:200	A3
P19-147K-RAU-XX-XX-DR-A-31105	House Type C	20/11/2020	1:100&1:200	A3
P19-147K-RAU-XX-XX-DR-A-31106	House Type D	20/11/2020	1:100&1:200	A3
P19-147K-RAU-XX-XX-DR-A-31107	House Type E1	20/11/2020	1:100&1:200	A3
P19-147K-RAU-XX-XX-DR-A-31108	House Type E2	20/11/2020	1:100&1:200	A3
P19-147K-RAU-XX-XX-DR-A-31109	Apartments Block 1 Sheet 1 of 2	20/11/2020	1:200	A3
P19-147K-RAU-XX-XX-DR-A-31110	Apartments Block 1 Sheet 2 of 2	20/11/2020	1:200	A3
P19-147K-RAU-XX-XX-DR-A-31111	Apartments Block 2 Sheet 1 of 2	20/11/2020	1:200	A3
P19-147K-RAU-XX-XX-DR-A-31112	Apartments Block 2 Sheet 2 of 2	20/11/2020	1:200	A3
P19-147K-RAU-XX-XX-DR-A-31113	Apartments Block 3 Sheet 1 of 2	20/11/2020	1:200	A3
P19-147K-RAU-XX-XX-DR-A-31114	Apartments Block 3 Sheet 2 of 2	20/11/2020	1:200	A3
P19-147K-RAU-XX-XX-DR-A-31115	Duplex Terrace Maisonette Unit Types M1-M2 Plans Elevations Sections	20/11/2020	1:100-1:200	A3
P19-147K-RAU-XX-XX-DR-A-31120	Proposed Creche Building Plans Elevations Sections	27/01/2021	1:100-1:200	A1
P19-147K-RAU-XX-XX-DR-A-31121	Waste Bins / Cycles Storage Apartments Provision Plans Elevations	27/01/2021	1:2000-1:100	A1
Site Sections				
P19-147K-RAU-XX-XX-DR-A-33100	Proposed Site Section A-A Sheet 1 of 2	27/01/2021	1:600 - 1:200	A1
P19-147K-RAU-XX-XX-DR-A-33101	Proposed Site Section A-A Sheet 2 of 2	27/01/2021	1:100 - 1:50	A1
P19-147K-RAU-XX-XX-DR-A-33102	Proposed Site Section B-B Sheet 1 of 2	27/01/2021	1:1250 - 1:200	A1
P19-147K-RAU-XX-XX-DR-A-33103	Proposed Site Section B-B Sheet 2 of 2	27/01/2021	1:1250 - 1:200	A1
P19-147K-RAU-XX-XX-DR-A-33104	Proposed Site Section C-C	27/01/2021	1:500 - 1:200	A1
Existing Drawings				
Site Sections				
P19-147K-RAU-XX-XX-DR-A-33130	Overall Existing Site Survey	27/01/2021	1:2000	A1
P19-147K-RAU-XX-XX-DR-A-33131	Existing Site Survey (1/6)	27/01/2021	1:500	A1
P19-147K-RAU-XX-XX-DR-A-33132	Existing Site Survey (2/6)	27/01/2021	1:500	A1
P19-147K-RAU-XX-XX-DR-A-33133	Existing Site Survey (3/6)	27/01/2021	1:500	A1
P19-147K-RAU-XX-XX-DR-A-33134	Existing Site Survey (4/6)	27/01/2021	1:500	A1
P19-147K-RAU-XX-XX-DR-A-33135	Existing Site Survey (5/6)	27/01/2021	1:500	A1
P19-147K-RAU-XX-XX-DR-A-33136	Existing Site Survey (6/6)	27/01/2021	1:500	A1
P19-147K-RAU-XX-XX-DR-A-33001	Existing Site Section A-A	27/01/2021	1:2000 -1:500	A1
P19-147K-RAU-XX-XX-DR-A-33002	Existing Site Section B-B/E-E	27/01/2021	1:2000 -1:500	A1
P19-147K-RAU-XX-XX-DR-A-33003	Existing Site Section C-C/F-F	27/01/2021	1:2000 -1:500	A1
P19-147K-RAU-XX-XX-DR-A-33004	Existing Site Section D-D	27/01/2021	1:2000 -1:500	A1
Demolition Drawings				
P19-147K-RAU-XX-XX-DR-A-31800	Existing Site Demolition Plan	27/01/2021	1:1250-1:250	A1
P19-147K-RAU-XX-XX-DR-A-31801	Existing Buildings To Be Demolished	27/01/2021	1:200	A3
Schedules & Statistics				
P19-147K-RAU-XX-XX-A-SH-38000	Housing Quality Assessment Accommodation Schedule	20/11/2020	NA	A3
P19-147K-RAU-XX-XX-A-SH-39000	Site Statistics	27/01/2021	NA	A4
Reports				
P19-147K-RAU-XX-XX-A-RP-30000	Design and Access Statement	27/01/2021	NA	A3
	Building Lifecycle Report	27/01/2021	NA	A4

CS Consulting Engineers

Drg.Doc. No.	DOCUMENT/DRAWING TITLE	SCALE	SIZE
CLO-CSC-ZZ-XX-DR-C-0002	Proposed Overall Site Plan	1:2000	A1
CLO-CSC-ZZ-XX-DR-C-0003	Proposed Road Layout Sheet 1 of 5	1:500	A1
CLO-CSC-ZZ-XX-DR-C-0004	Proposed Road Layout Sheet 2 of 5	1:500	A1
CLO-CSC-ZZ-XX-DR-C-0005	Proposed Road Layout Sheet 3 of 5	1:500	A1
CLO-CSC-ZZ-XX-DR-C-0006	Proposed Road Layout Sheet 4 of 5	1:500	A1
CLO-CSC-ZZ-XX-DR-C-0007	Proposed Road Layout Sheet 5 of 5	1:500	A1
CLO-CSC-ZZ-XX-DR-C-0008	Proposed Watermain Sheet 1 of 3	1:500	A1
CLO-CSC-ZZ-XX-DR-C-0009	Proposed Watermain Sheet 2 of 3	1:500	A1
CLO-CSC-ZZ-XX-DR-C-0010	Proposed Watermain Sheet 3 of 3	1:500	A1
CLO-CSC-ZZ-XX-DR-C-0011	Proposed Drainage Sheet 1 of 3	1:500	A1
CLO-CSC-ZZ-XX-DR-C-0012	Proposed Drainage Sheet 2 of 3	1:500	A1
CLO-CSC-ZZ-XX-DR-C-0013	Proposed Drainage Sheet 3 of 3	1:500	A1
CLO-CSC-ZZ-XX-DR-C-0014	Swept Path Analysis Fire Tender	AS SHOWN	A1
CLO-CSC-ZZ-XX-DR-C-0015	Swept Path Analysis Refuse & Medium Car	AS SHOWN	A1
CLO-CSC-ZZ-XX-DR-C-0016	SUDs Layout Sheet 1 of 3	1:500	A1
CLO-CSC-ZZ-XX-DR-C-0017	SUDs Layout Sheet 2 of 3	1:500	A1
CLO-CSC-ZZ-XX-DR-C-0018	SUDs Layout Sheet 3 of 3	1:500	A1
CLO-CSC-ZZ-XX-DR-C-0021	Proposed Road Markings Sheet 1 OF 5	1:500	A1
CLO-CSC-ZZ-XX-DR-C-0022	Proposed Road Markings Sheet 2 OF 5	1:500	A1
CLO-CSC-ZZ-XX-DR-C-0023	Proposed Road Markings Sheet 3 OF 5	1:500	A1
CLO-CSC-ZZ-XX-DR-C-0024	Proposed Road Markings Sheet 4 OF 5	1:500	A1
CLO-CSC-ZZ-XX-DR-C-0025	Proposed Road Markings Sheet 5 OF 5	1:500	A1
CLO-CSC-ZZ-XX-DR-C-0026	Proposed Visibility Splay	AS SHOWN	A1
CLO-CSC-ZZ-XX-DR-C-0027	Drainage Details Sheet 1 of 3	AS SHOWN	A1
CLO-CSC-ZZ-XX-DR-C-0028	Drainage Details Sheet 2 of 3	AS SHOWN	A1
CLO-CSC-ZZ-XX-DR-C-0029	Drainage Details Sheet 3 of 3	AS SHOWN	A1
CLO-CSC-ZZ-XX-DR-C-0030	Watermain Details Sheet 1 of 2	AS SHOWN	A1
CLO-CSC-ZZ-XX-DR-C-0031	Watermain Details Sheet 2 of 2	AS SHOWN	A1
CLO-CSC-ZZ-XX-DR-C-0032	Road Details Sheet 1 of 2	AS SHOWN	A1
CLO-CSC-ZZ-XX-DR-C-0033	Road Details Sheet 2 of 2	AS SHOWN	A1
CLO-CSC-ZZ-XX-DR-C-0034	Proposed Typical Cross Sections	1:1000	A1
CLO-CSC-ZZ-XX-DR-C-0035	Proposed Road Access Locations Along Clonattin Village	AS SHOWN	A1
CLO-CSC-ZZ-XX-DR-C-0036	Proposed Road Longsection Sheet 1 of 6	AS SHOWN	A1
CLO-CSC-ZZ-XX-DR-C-0037	Proposed Road Longsection Sheet 2 of 6	AS SHOWN	A1
CLO-CSC-ZZ-XX-DR-C-0038	Proposed Road Longsection Sheet 3 of 6	AS SHOWN	A1
CLO-CSC-ZZ-XX-DR-C-0039	Proposed Road Longsection Sheet 4 of 6	AS SHOWN	A1
CLO-CSC-ZZ-XX-DR-C-0040	Proposed Road Longsection Sheet 5 of 6	AS SHOWN	A1
CLO-CSC-ZZ-XX-DR-C-0041	Proposed Road Longsection Sheet 6 of 6	AS SHOWN	A1
CLO-CSC-ZZ-XX-DR-C-0042	Proposed Foul Longsection Sheet 1 of 6	AS SHOWN	A1
CLO-CSC-ZZ-XX-DR-C-0043	Proposed Foul Longsection Sheet 2 of 6	AS SHOWN	A1
CLO-CSC-ZZ-XX-DR-C-0044	Proposed Foul Longsection Sheet 3 of 6	AS SHOWN	A1
CLO-CSC-ZZ-XX-DR-C-0045	Proposed Foul Longsection Sheet 4 of 6	AS SHOWN	A1
CLO-CSC-ZZ-XX-DR-C-0046	Proposed Foul Longsection Sheet 4 of 6	AS SHOWN	A1
CLO-CSC-ZZ-XX-DR-C-0047	Proposed Foul Longsection Sheet 6 of 6	AS SHOWN	A1
CLO-CSC-ZZ-XX-DR-C-0048	Proposed Storm Longsection Sheet 1 of 6	AS SHOWN	A1
CLO-CSC-ZZ-XX-DR-C-0049	Proposed Storm Longsection Sheet 2 of 6	AS SHOWN	A1
CLO-CSC-ZZ-XX-DR-C-0050	Proposed Storm Longsection Sheet 3 of 6	AS SHOWN	A1
CLO-CSC-ZZ-XX-DR-C-0051	Proposed Storm Longsection Sheet 4 of 6	AS SHOWN	A1
CLO-CSC-ZZ-XX-DR-C-0052	Proposed Storm Longsection Sheet 5 of 6	AS SHOWN	A1
CLO-CSC-ZZ-XX-DR-C-0053	Proposed Storm Longsection Sheet 6 of 6	AS SHOWN	A1
CLO-CSC-ZZ-XX-DR-C-0054	Existing Site Photos	1:5000	A1
CLO-CSC-ZZ-XX-DR-C-0055	Proposed Bridge Layout	1:200	A1
CLO-CSC-ZZ-XX-DR-C-0056	Quality Audit Sheet 1 OF 5	1:500	A1
CLO-CSC-ZZ-XX-DR-C-0057	Quality Audit Sheet 2 OF 5	1:500	A1
CLO-CSC-ZZ-XX-DR-C-0058	Quality Audit Sheet 3 OF 5	1:500	A1
CLO-CSC-ZZ-XX-DR-C-0059	Quality Audit Sheet 4 OF 5	1:500	A1
CLO-CSC-ZZ-XX-DR-C-0060	Quality Audit Sheet 5 OF 5	1:500	A1

CLO-CSC-ZZ-XX-LT-C-0001	DMURS Statement of Consistency		
CLO-CSC-ZZ-XX-RP-C-0001	Engineering Services Report		
CLO-CSC-ZZ-XX-RP-C-0002	Site Specific Flood Risk Assessment		
CLO-CSC-ZZ-XX-RP-C-0003	Traffic Impact Assessment		
CLO-CSC-ZZ-XX-RP-C-0004	Residential Travel Plan		
CLO-CSC-ZZ-XX-RP-C-0005	Construction and Environmental Management Plan		
CLO-CSC-ZZ-XX-RP-C-0007	Road Infrastructure Design Report		
20092-01-001	Stage 1 Quality Audit		

The Big Space

DOCUMENT TITLE	Size	Scale	Number
Landscape Masterplan	A1	as shown	1511_300
Detail Sheet 1- Public space & boundary details	A1	as shown	1511_301
Detail Sheet 2- Public & communal space details	A1	as shown	1511_302
Detail Sheet 3- Proposed road plan & sections	A1	as shown	1511_303
Landscape Development Report	A4	as shown	

JAK Consulting Engineers

Drawing Number	Drawing Title	Scale
J616(6-)01-1	SITE SERVICES LAYOUT ESB INCOMING SERVICES STRATEGY	1/500
J464(6-)01-2	SITE SERVICES LAYOUT ESB INCOMING SERVICES STRATEGY	1/500
J616(6-)02-1	SITE SERVICES LAYOUT PUBLIC LIGHTING SERVICES	1/500
J464(6-)02-2	SITE SERVICES LAYOUT PUBLIC LIGHTING SERVICES	1/500
J616(6-)02-3	SITE SERVICES LAYOUT PUBLIC LIGHTING SERVICES LUX LEVELS	1/500
J464(6-)02-4	SITE SERVICES LAYOUT PUBLIC LIGHTING SERVICES LUX LEVELS	1/500
J616(6-)03-1	SITE SERVICES LAYOUT PROPOSED EIR/VIRGIN MEDIA INCOMING SERVICES STRATEGY	1/500
J464(6-)03-2	SITE SERVICES LAYOUT PROPOSED EIR/VIRGIN MEDIA INCOMING SERVICES STRATEGY	1/500
Documents		
Public Lighting Report		
Sustainability & Energy Statement		

Appendix B – Electronic Copy Requests

In line with this Act we have submitted this application and the EIAR in the following format:

- 2 no. hard copies and 3 no. digital copies to An Bord Pleanála;
- 6 no. hard copies and 2 no. digital copies to Wexford County Council as the local Planning Authority for this area;
- 1 no. digital copy (as requested) to:
 - Irish Water
 - Transport Infrastructure Ireland
 - National Transport Authority
 - Wexford Childcare Committee as the relevant childcare committee.

Digital Copy Requests

Email from Irish Water’s CDS Developer Liason Team on 29th September 2020 requesting a USB copy of SHD applications

From: CDStraining <CDStraining@water.ie>
Sent: Tuesday 29 September 2020 10:00
To: CDStraining <CDStraining@water.ie>
Subject: SHD Planning documentation.

Hello

Due to the ongoing Covid-19 pandemic, Irish Water is seeking the assistance of the development community to help minimise our requirement to attend the office. In this regard, it is preferable for Irish Water to receive the SHD Planning Documentation in USB format rather than paper format with a cover letter. The USB should be sent to the same address as the paper format: CDS Planning, Irish Water, Colvill House, 24-26 Talbot Street, Dublin 2

We also urge the development community to continue to submit their designs to CDSdesignqa@water.ie ahead of any full SHD application to An Bord Pleanála for assessment. Upon review of an acceptable design Irish Water will provide the developer with a Statement of Design Acceptance.

Many thanks

CDS Developer Liaison Team

Email from Olivia Morgan in Transport Infrastructure Ireland requesting an electronic copy

From: Landuse Planning <LandUsePlanning@tii.ie>
Sent: Wednesday 24 June 2020 11:30
To: Nicky Casey
Subject: RE: Statutory Consultee for SHD

Hi Nicky

Thank you for your email regarding the above.

The TII offices are still closed and we would be most obliged if the application could be submitted electronically to landuseplanning@tii.ie, along with notification of the application website.

Thank you for your co-operation in this matter.

Kind regards
Olivia Morgan
Land Use Planning

Email from David Clements in the National Transport Authority requesting a CD copy of SHD applications.

From: David Clements <David.Clements@nationaltransport.ie>
Sent: Tuesday 6 August 2019 16:06
To: info <Info@mcgplanning.ie>
Subject: NTA Referrals

Dear Sir / Madam,

In relation to any referrals that are made to the NTA, in particular those pertaining to Strategic Housing Developments, can you please inform the relevant staff members that we only require a CD and cover letter, rather than a hard copy of the application.

Thanks,

David Clements
Land Use & Transport Planner
Transport Planning and Capital Investment



Dún Scéine
Iveagh Court
Harcourt Lane
Dublin 2

Tel: + 353 (0)1 879 8305
Email: david.clements@nationaltransport.ie
Web: www.nationaltransport.ie

Email from Anne Lonergan in Wexford Childcare Committee requesting a soft copy of SHD applications

From: info <info@wexfordchildcare.ie>
Sent: Wednesday 23 September 2020 10:37
To: Saoirse Kavanagh
Subject: Re: SHD Planning Applications

Hi Saoirse,

Apologies for the delay in getting back to you.

Please send planning applications in softcopy rather than hardcopy.

Best wishes

Anne

Anne Lonergan
Finance & Programmes Administrator
Wexford County Childcare Committee
Company Limited by Guarantee
Enniscorthy Enterprise & Technology Centre
Milehouse Road
Enniscorthy
Co.Wexford
053 9237156 / 9239763
info@wexfordchildcare.ie
www.wexfordchildcare.ie



Appendix C – Irish Water Design Submission Letter



Gessica Silva
CS Consulting
19-22 Dame Street
Dublin 2
Dublin, Ireland D02E267

Uisce Éireann
Bosca OP 448
Oifig Sheachadta na
Cathrach Theas
Cathair Chorcaí

Irish Water
PO Box 448,
South City
Delivery Office,
Cork City.

www.water.ie

8 October 2020

**Re: Design Submission for Lands at Clonattin, Goreybridge, Wexford (the “Development”)
(the “Design Submission”) / Connection Reference No: CDS19006889**

Dear Gessica Silva,

Many thanks for your recent Design Submission.

We have reviewed your proposal for the connection(s) at the Development. Based on the information provided, which included the documents outlined in Appendix A to this letter, Irish Water has no objection to your proposals.

This letter does not constitute an offer, in whole or in part, to provide a connection to any Irish Water infrastructure. Before you can connect to our network you must sign a connection agreement with Irish Water. This can be applied for by completing the connection application form at www.water.ie/connections. Irish Water’s current charges for water and wastewater connections are set out in the Water Charges Plan as approved by the Commission for Regulation of Utilities (CRU) (https://www.cru.ie/document_group/irish-waters-water-charges-plan-2018/).

You the Customer (including any designers/contractors or other related parties appointed by you) is entirely responsible for the design and construction of all water and/or wastewater infrastructure within the Development which is necessary to facilitate connection(s) from the boundary of the Development to Irish Water’s network(s) (the “Self-Lay Works”), as reflected in your Design Submission. Acceptance of the Design Submission by Irish Water does not, in any way, render Irish Water liable for any elements of the design and/or construction of the Self-Lay Works.

If you have any further questions, please contact your Irish Water representative:

Name: Alvaro Lyons
Email: agarcia@water.ie

Yours sincerely,

Maria O’Dwyer
Connections and Developer Services

Appendix A

Document Title & Revision

CLO-CSC-ZZ-XX-DR-C-0008-Proposed Watermain
CLO-CSC-ZZ-XX-DR-C-0009-Proposed Watermain
CLO-CSC-ZZ-XX-DR-C-0010-Proposed Watermain
CLO-CSC-ZZ-XX-DR-C-0011-Proposed Drainage
CLO-CSC-ZZ-XX-DR-C-0012-Proposed Drainage
CLO-CSC-ZZ-XX-DR-C-0013-Proposed Drainage
CLO-CSC-ZZ-XX-DR-C-0042-Foul Longsections
CLO-CSC-ZZ-XX-DR-C-0043-Foul Longsections
CLO-CSC-ZZ-XX-DR-C-0044-Foul Longsections
CLO-CSC-ZZ-XX-DR-C-0045-Foul Longsections
CLO-CSC-ZZ-XX-DR-C-0046-Foul Longsections
CLO-CSC-ZZ-XX-DR-C-0047-Foul Longsections

For further information, visit www.water.ie/connections

Notwithstanding any matters listed above, the Customer (including any appointed designers/contractors, etc.) is entirely responsible for the design and construction of the Self-Lay Works. Acceptance of the Design Submission by Irish Water will not, in any way, render Irish Water liable for any elements of the design and/or construction of the Self-Lay Works.

Appendix D – Irish Water Confirmation of Feasibility



Gessica Silva
CS Consulting
19-22 Dame Street
Dublin 2
Dublin
Ireland
D02E267

5 December 2019

Dear Gessica Silva,

**Re: Connection Reference No CDS19006889 pre-connection enquiry -
Subject to contract | Contract denied**

**Connection for Housing Development of 400 unit(s) at Lands at Clonattin, Goreybridge,
Wexford.**

Irish Water has reviewed your pre-connection enquiry in relation to a Water & Wastewater connection at Lands at Clonattin, Goreybridge, Wexford.

Based upon the details that you have provided with your pre-connection enquiry and on the capacity currently available in the network(s), as assessed by Irish Water, we wish to advise you that, subject to a valid connection agreement being put in place, your proposed connection to the Irish Water network(s) can be facilitated.

Water Treatment and Network:

Due to the high level of development interest in Gorey, Irish Water is currently modelling Gorey's water treatment and watermain network. It will be a number of months before this model is complete. Based on the current information available; Creagh WTP does not have the capacity to cater for all the proposed developments in Gorey. To cater for this, the water supply from Gorey Rural WSS will have to be increased. This will require upgrades to the water network in Gorey.

Irish Water will be in a position to confirm these upgrades, once the results of modelling are received. It is not envisaged all the proposed developments in Gorey will be built at once. The required upgrades may be built as each development progresses.

The confirmation of feasibility to connect to the Irish Water infrastructure does not extend to your fire flow requirements.

Wastewater Treatment:

The development can connect to Courtown-Gorey WWTP at this time, without any need for upgrade works.

Wastewater Network:

There is a DN300 sewer traversing the site. This should be accounted for in the site layout, or alternatively the sewer will need to be diverted.

Súilríthóirí / Directors: Cúchul Marley (Chairman), Niall Gleeson, Eamonn Gallen, Brendan Murphy, Michael G. O'Sullivan, Maria O'Dwyer, Yvonne Harris
Oifig Chláraithe / Registered Office: Teach Colvill, 24-26 Sráid Thialbóid, Baile Átha Cliath 1, D01 NP86 / Colvill House, 24-26 Talbot Street, Dublin 1, D01 NP86
Is cuideachta ghlomhálachta an mbeo na áit faoi theorainn scáir é UISCE ÉIREANN / Irish Water is a designated activity company, limited by shares.
Uimhir Chláraithe in Éirinn / Registered in Ireland No.: 530363

18/10/2019

www

Irish Water is currently modelling Gorey's foul sewer network, however it will be a number of months before completion. Based on current information available, the following upgrades are envisioned for this development;

- Approximately 480m of DN225 sewer to be upgraded to DN375 along Courtown Road,
- Approximately 80m of DN300 sewer to be upgraded to DN450 adjacent to Courtown Road/Esmonde Street roundabout.

These upgrades may not be limited to these items. Irish Water will be in a position to confirm the required upgrades, once the results of sewer network modelling are received.

Strategic Housing Development planning:

Irish Water notes that the scale of this development dictates that it is subject to the Strategic Housing Development planning process. Therefore: in advance of submitting your full application to An Bord Pleanála for assessment, you must have reviewed this development with Irish Water and received a Statement of Design Acceptance in relation to the layout of water and wastewater services.

General:

All infrastructure should be designed and installed in accordance with the Irish Water Codes of Practice and Standard Details. A design proposal for the water and/or wastewater infrastructure should be submitted to Irish Water for assessment. Prior to submitting your planning application, you are required to submit these detailed design proposals to Irish Water for review.

You are advised that this correspondence does not constitute an offer in whole or in part to provide a connection to any Irish Water infrastructure and is provided subject to a connection agreement being signed at a later date.

A connection agreement can be applied for by completing the connection application form available at www.water.ie/connections. Irish Water's current charges for water and wastewater connections are set out in the Water Charges Plan as approved by the Commission for Regulation of Utilities.

If you have any further questions, please contact Brian Lyons from the design team on 02254610 or email brilyons@water.ie. For further information, visit www.water.ie/connections.

Yours sincerely,



Maria O'Dwyer

Connections and Developer Services

Appendix E – EIAR Portal Confirmation

From: Housing Eiaportal <EIAportal@housing.gov.ie>
Sent: Wednesday 3 February 2021 17:28
To: Saoirse Kavanagh
Subject: EIA Portal Confirmation Notification Portal ID 2021026

A Chara,

An EIA Portal notification was received on 03/02/2021 in respect of this proposed application. The information provided has been uploaded to the EIA Portal on 03/02/2021 under EIA Portal ID number **2021026** and is available to view at

<http://housinggovie.maps.arcgis.com/apps/webappviewer/index.html?id=d7d5a3d48f104ecbb206e7e5f84b71f1>.

Portal ID: 2021026

Competent Authority: An Bord Pleanála

Applicant Name: Axis Construction Ltd

Location: Site on lands to the south of Clonattin Village, and north of the R742 Courtown Road, in the townlands of Goreybridge, Clonattin Upper and Raheenagurren East, Gorey, Co. Wexford.

Description: Strategic Housing Development for 363 no. residential units, a creche, and all associated site development works.

Linear Development: No

Date Uploaded to Portal: 03/02/2021

Kind regards,

Margaret Killeen
EIA Portal team

Appendix F – Proof of Fee Payment

From: lmg@axis.construction
Sent: Thursday 28 January 2021 17:13
To: 'Finance'
Cc: Brenda Butterly; Saoirse Kavanagh; 'Aidan Gallagher'
Subject: RE: Golf Lane ABP Application fee
Attachments: An Bord Pleanala Fee Clonattin Gorey.pdf

For att of Ann Killian

Dear Ann

We advise our planning consultants McGill planning we are submitting an SHD application for residential development in Clonattin Gorey in the coming days.

We have processed fee payment of €60,886.60 as per attached.

Upon receipt can you please confirm receipt so we can include as part of our submission.

Thanks

Regards

Liam McGroary

Managing Director
Axis Construction Ltd.
36 Upper Mount Street
Dublin2. D02Y982
Company Reg No. 407502
Tel 01 5575761
Mobile 087 2315163
E-mail LMG@Axis.construction

Payment Details

Payment Reference No. 153863751

Printed On
Thursday, January 28, 2021
04:59:55 PM

Pay From > CURRENT ACCOUNTS , 2 COLLEGE GREEN DUBLIN 2 ,
66005373

Pay To > AN BORD PLEANALA , IBANIE70AIBK93105500316067

Payment Details > €60,883.60 on 28/01/2021, SEPA Payment

Status > Payment Processed

Appendix G – Letter of Consent from Warren Estates

Mr Sylvester Murphy
C/o Warren Estates
82 Main Street
Gorey
Co. Wexford

Brenda Butterly
McGill Planning Ltd,
45 Herbert Lane,
Dublin 2

5TH JANUARY 2021
~~December 2020~~

~~WITHOUT PREJUDICE~~ *SM*

Re Consent to apply for planning permission for a Strategic Housing Development and associated works at a Site in Clonattin, Gorey, Co. Wexford

Dear Brenda,

I refer to a proposed Strategic Housing Development planning application on behalf of your client Axis Construction Limited to build a residential development on their site in Clonattin, Gorey, Co. Wexford. (coloured green on attached map)

I confirm that I Mr Sylvester Murphy hereby consent^{*SM*} to you making this application for planning permission affecting lands in Folio WX11558 in my control, as indicated in pink on the attached map, to facilitate this development.

~~Kind Regards,~~ *Yours sincerely*
Sylvester Murphy
Mr Sylvester Murphy

Appendix H– Email of Consent from Wexford County Council

From: Neville Shaw <neville.shaw@wexfordcoco.ie>
Sent: Friday 6 November 2020 09:10
To: Niall Barrett <niall.barrett@csoconsulting.ie>
Cc: James Lavin <James.Lavin@wexfordcoco.ie>
Subject: RE: A091 Clonattin

Hi Niall,

We have no objection to your including the areas shaded yellow on the attached drawing as part of your application, these works being on public roads specifically at Clonattin Village and on the Courtown road.

I trust this is in order.

Kind Regards

Neville Shaw | Senior Executive Engineer | Gorey and Kilmuckridge Municipal District
Wexford County Council, The Avenue, Gorey, Co.Wexford, Y25 V1W5.

Tel +353 53 9483801
e-mail Neville.shaw@wexfordcoco.ie
Web www.wexford.ie



Comhairle Contae Loch Garman
Wexford County Council

From: Niall Barrett [mailto:niall.barrett@csconsulting.ie]
Sent: 05 November 2020 12:39
To: Neville Shaw
Cc: James Lavin; Brenda Butterly; Saoirse Kavanagh
Subject: RE: A091 Clonattin
Importance: High

Neville,

I left a voicemail with you.

We are eager to lodge the application for the SHD scheme imminently and I was wondering if we require a letter of consent for works indicated shaded in yellow.

Clonattin Village works:

- Road Markings
- Two pedestrian raised crossings

Courtown Road:

- Minor road tie-in works at an existing road junction

Can you give me a call later today if possible to discuss further.

Kind Regards,

Niall Barrett Director | Chartered Civil, Traffic & Transportation Engineer
BEng (Hons), CEng, MIEI, Cert Health & Safety, Cert PSDP, Cert RSA

T +353 1 5480863 • M +353 86 3785466
niall.barrett@csconsulting.ie • www.csconsulting.ie

Appendix I – Letter of Consent from Vormir Ltd

Vormir Ltd.
36 Upper Mount Street
Dublin 2
Company Reg 658397

Brenda Butterly
McGill Planning Ltd.
45 Herbert Lane,
Dublin 2

20th Nov 2020

WITHOUT PREJUDICE

Re Consent to apply for planning permission for a Strategic Housing Development and associated works at a Site in Clonattin, Gorey, Co. Wexford

Dear Brenda,

I refer to your proposed planning application for a Strategic Housing Development on behalf of your client Axis Construction Limited on a site in Clonattin, Gorey, Co. Wexford.

I confirm that Vormir Ltd. hereby consents to Axis Construction Ltd making this application for planning permission affecting lands in Vormir Ltd control, as indicated on the attached map, to facilitate development.

Kind Regards,



Liam McGroary

Vormir Director

Appendix J – Letter of Consent from Ormond Cinema Dungarvan Ltd

Ormond Cinema Dungarvan Ltd
Raheenagurren East
Courtown Road
Gorey
Co Wexford

Liam McGroary
Axis Construction
36 Upper Mount Street
Dublin 2

17th November 2020

WITHOUT PREJUDICE

Re Consent to apply for planning permission for a Strategic Housing Development and associated works at a Site in Clonattin, Gorey, Co. Wexford

Dear Liam,

I refer to your proposed planning application for a Strategic Housing Development on a site south of Clonattin Village, Gorey, Co. Wexford. Ref map CLO-CSC-ZZ-XX-DR-C-0002

I confirm that Ossie Spurling hereby consents to you making this application for planning permission affecting lands in Ormond Cinema Dungarvan Ltd control, as indicated on the attached map, Ref CLO-CSC-ZZ-XX-DR-C-0062 to facilitate development.

Kind Regards,



Ossie Spurling
Director
Ormond Cinema Dungarvan Ltd.

