

Senior Administrative Officer,
Planning Department,
Wexford County Council,
Carricklawn,
Wexford,
Y35 WY93

5th February 2021

Dear Sir / Madam,

RE: Planning application for proposed strategic housing development in respect of a 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.

Please find enclosed an Application under Section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016.

The proposed development is described in the public notices as follows:

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.

Also please note that a website, www.clonattinshd.ie has been created. This application is accompanied with an Environmental Impact Assessment Report.

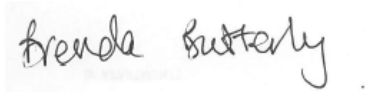
In line with this Act we have submitted 3 digital copies and 2 hard copies of the requested documents to An Bord Pleanála while a further 1 digital copy and 6 hard copies have been submitted to South Dublin County Council as the local Planning Authority for this area. In addition to this, and as requested in the Pre-application Opinion, # one digital copy has also been sent to each of the following prescribed bodies:

- Irish Water
- Transport Infrastructure Ireland
- National Transport Authority
- Wexford County Childcare Committee (as the Relevant Childcare Committee)

These prescribed bodies have requested a digital copy of the application and no hard copy has been sent to them.

If you have any enquiries, please don't hesitate to contact this office.

Yours Faithfully,



Brenda Butterly (Agent)

McGill Planning
45 Herbert Lane
Dublin 2