

**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**

Torca Developments Limited intend to apply to An Bord Pleanála for permission for a strategic housing development at this site of c.8.7 ha located on lands located to the East of Carley's Bridge, Enniscorthy, E.D. Enniscorthy Rural, County Wexford. The site is bounded to the north west by Carley's Bridge Road and to the north by dwellings fronting Carley's Bridge Road, to the south by agricultural land, to the north and east by the Urrin Valley and Millbrook residential estates and to the south west and west by the River Urrin. The application site also extends along Carleys Bridge Road and include a portion of the public green area within Millbrook Estate.

The proposed Strategic Housing Development will consist of 233 no. residential units comprising 180 no. apartments/duplexes up to 4 storeys in height consisting of 72 no. 1 beds, 40 no. 2 beds and 68 no. 3 beds; and 53 no. 2-3 storey houses (45 no. 3-bed houses and 8 no. 4 bed houses). Provision of a creche (c.290 sqm), 352 no. car parking spaces, 497 no. cycle parking spaces, open spaces (including new riverside public park), bin storage, bicycle stores and pumping station. The proposal includes for new vehicular and pedestrian accesses via Carley's Bridge Road to the north and north-west, and a pedestrian access via Millbrook Residential Estate to the east of the site. All associated site development works including site reprofiling, boundary treatments, plant, site services and services connections.

The application contains a statement setting out how the proposal will be consistent with the objectives of the Wexford County Development Plan 2013-2019 and the Enniscorthy Town & Environs Development Plan 2008 -2014 (as extended).

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 the Wexford County Development Plan 2013-2019 and the Enniscorthy Town & Environs Development Plan 2008 -2014 (as extended) other than in relation to the zoning of the land.

A Natura Impact Statement has been prepared in respect of the proposed development.

The application together with a Natura Impact Statement, 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.enniscorthyshd.ie](http://www.enniscorthyshd.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 or online at [www.pleanala.ie](http://www.pleanala.ie) 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 website: [www.pleanala.ie](http://www.pleanala.ie) or on the Citizens Information Service website: [www.citizensinformation.ie](http://www.citizensinformation.ie).

Signed: 

(Agent – Cáit Marley, McGill Planning Limited, 22 Wicklow Street, Dublin 2.)

Date of erection of site notice: 18<sup>th</sup> of October 2021.