

Irish Water,
Blackwater House,
Mallow Business Park,
Mallow,
County Cork

5th February 2021

Dear Sir / Madam,

RE: Planning application for proposed strategic housing development in respect of a site at Clonattin, Gorey, Co. Wexford.

On behalf of the applicant, Axis Construction Limited, please find enclosed a planning application for a Strategic Housing Development on 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, in accordance with the Planning and Development (Housing) and Residential Tenancies Act 2016.

A digital copy of the application is enclosed, 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. Please note, in line with your email confirmation dated 29/09/2020, a hard copy is not enclosed. The application documents can also be viewed at and downloaded from the following website: www.clonattinshd.ie

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

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.

The application together with an environmental impact assessment report 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.clonattinshd.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 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.

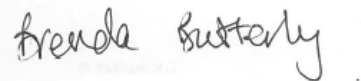
An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to 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 or on the Citizens Information Service website: www.citizensinformation.ie.

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

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

Transport Infrastructure Ireland,
Parkgate Business Centre,
Parkgate,
Dublin 8
D08 DK10

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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.

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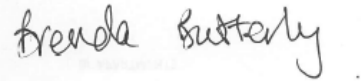
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Yours Faithfully,



Brenda Butterly (Agent)

McGill Planning
45 Herbert Lane
Dublin 2

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

National Transport Authority,
Dún Scéine,
Harcourt Lane,
Dublin 2,
D02 WT20.

5th February 2021

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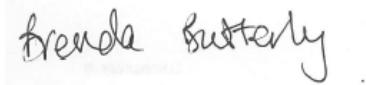
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Yours Faithfully,



Brenda Butterly (Agent)

McGill Planning
45 Herbert Lane
Dublin 2

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

Wexford County Childcare Committee
Enterprise & Technology Centre,
Milehouse Road,
Enniscorthy,
Co. Wexford

5th February 2021

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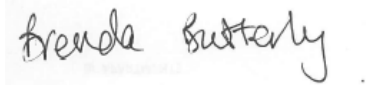
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Yours Faithfully,



Brenda Butterly (Agent)

McGill Planning
45 Herbert Lane
Dublin 2

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 Loneragan
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