McCutcheon Halley
CHARTERED PLANNING CONSULTANTS

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

22 December 2025

Re: Large Scale Residential Development (LRD) Application at Kilnahue, Gorey, Co. Wexford.

A Chara,

We act on behalf of Glenveagh Homes Ltd and wish to request planning permission from Wexford County Council for the following Large Scale Residential Development (LRD) comprising the construction of 413 no. residential units and a creche at Kilnahue, Gorey, Co. Wexford.

The proposal has been developed in accordance with the relevant planning policy within the Wexford County Development Plan and the Gorey Local Area Plan, and the LRD Opinion issued by Wexford County Council.

The submitted documents demonstrate how the proposal will result in a high-quality residential development where careful consideration has been given to the local site context, including ecology, topography, and heritage.

In addition to this cover letter, please find the following documentation submitted as part of this LRD Application:

- Completed **Form 19** Pre-Application Consultation Application Form
- **Site Notice**
- **Press Notice**
- **Letter of Consent from Wexford County Council**
- **Applicant Consent to Agent Letter**
- **Planning Report** prepared by McCutcheon Halley Planning Consultants
- **Response to LRD Opinion** prepared by McCutcheon Halley Planning Consultants
- **Statement of Consistency** prepared by McCutcheon Halley Planning Consultants
- **Social Infrastructure Audit** prepared by McCutcheon Halley Planning Consultants
- **Architectural Design Statement**, **Housing Quality Assessment**, **Universal Design Statement**, and **Building Life Cycle Report** prepared by Deady Gahan Architects
- **Site Location Maps** and **Site Layout Plans** prepared by Deady Gahan Architects
- **Part V Layout Plan**, **Taking in Charge Plan**, **Phasing Plan**, and **Parking Plan** prepared by Deady Gahan Architects
- **Unit Type and Creche Floor Plans, Elevations and Sections** prepared by Deady Gahan Architects
- **Civil Infrastructure Report** prepared by AKM Design Group
- **Engineering drawings** prepared by AKM Design Group
- **Landscape and Green Infrastructure Report** prepared by SRLA
- **Landscape drawings** prepared by SRLA

- **Construction Environmental Management Plan (CEMP)** prepared by AWN Consulting.
- **Appropriate Assessment Screening** prepared by Altemar
- **Traffic and Transport Assessment** prepared by NRB Consulting Engineers
- **Public Lighting Report and Layout** prepared by Kerrigan Consulting
- **Climate Action Energy Statement** by Kerrigan Consulting
- **EV Strategy Report** by Kerrigan Consulting
- **Daylight Sunlight Assessment** prepared by Modelworks
- **Photomontages and CGIs** prepared by Modelworks
- **Arboricultural Report** and **Tree Survey Drawings** prepared by Charles McCorkell Arboricultural Consultancy
- **Environmental Impact Assessment Report (EIAR) Volumes 1 to 3** co-ordinated by McCutcheon Halley Planning Consultants
- **Application Fee Payment Confirmation**

Yours sincerely,



Saoirse Kavanagh

McCutcheon Halley