



An
Bord
Pleanála

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: ABP-301472-18

Proposed Development: 307 residential units (246 no. houses and 61 no. apartments), crèche and all associated site works.
Ramsfort Park, Creagh Demesne, Fort Road, Gorey,
Co. Wexford.

An Bord Pleanála has considered the issues raised in the pre-application consultation process and, having regard to the consultation meeting and the submission of the planning authority, is of the opinion that the documents submitted with the request to enter into consultations require further consideration and amendment to constitute a reasonable basis for an application for strategic housing development.

An Bord Pleanála considers that the following issues need to be addressed in the documents submitted that could result in them constituting a reasonable basis for an application for strategic housing development.

1. Urban Design and Layout

Further consideration of documents as they relate to the urban design and layout of the proposed development having regard to the provisions of the 'Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities' and, in particular the need for new residential developments to create high quality places which, inter alia, present an attractive, well-maintained appearance with a distinct sense of place and a

quality public realm that is easily maintained. The development strategy and/or vision for the 'avenue' and its function within the development and its interface with the public open space and community and educational zoned lands should be further considered. The provision of an indicative master-plan for the community and educational lands should be considered so as to provide a context for the development strategy of the residential lands in question. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted.

2. Connectivity and Permeability

Further consideration/clarification of the documents as they relate to the provision of connections (vehicular and pedestrian/cyclists) through the site in particular to the residential lands north of the site and the public open space lands to the south of the development site. Consideration should be given to the proposed layout of the residential scheme to the south adjacent to the open space lands and the potential for a vehicular access at this location in the future. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted.

3. Public Open Space

Further consideration/clarification of documents as they relate to the functionality and quantum of open space proposed and the distribution of and connections to public open space areas. Consideration should also be given to the passive surveillance and level changes across the public open space areas. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted.

4. Waste Water Infrastructure

Further consideration/clarification of the documents as they relate to the required extension in the wastewater infrastructural network to serve the proposed development. The prospective applicant is advised to liaise with Irish Water with regard to the nature of works required to address any proposed extension/upgrade to the network to facilitate the development, whether planning permission is required for such works and likely timing for securing such permissions where required. The documentation at application stage should provide details with regard to the network extensions including layout and design details and the timelines involved relative to the construction and completion of the proposed development.

5. Surface Water Management and Risk of Flooding

Further consideration of documents as they relate to the potential for increased risk of flooding in the wider area having particular regard to the potential for displaced waters due to any infrastructural network upgrade works required to facilitate the development. Any surface water management proposals should be considered in tandem with any Flood Risk Assessment, which should in turn accord with the requirements of 'The Planning System and Flood Risk Management Guidelines' (including the associated 'Technical Appendices'). Further consideration of these issues may require an amendment to the documents and/or design proposals submitted. The prospective applicant is advised to liaise with the planning authority regarding surface/storm water proposals prior to making an application.

Furthermore, Pursuant to article 285(5)(b) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is hereby notified that, in addition to the requirements as specified in articles 297 and 298 of the Planning and Development (Strategic Housing Development) Regulations 2017, the following specific information should be submitted with any application for permission:

1. A report identifying the demand for school places likely to be generated by the proposal and the capacity of existing schools in the vicinity to cater for such demand.
2. Having regard to the difference in levels across the site, details of existing and proposed changes in contours/levels across the site. Photomontage images and cross-sections at appropriate intervals to illustrate the topography of the site, showing proposed dwellings, access roads including the proposed 'avenue' road and public open space areas.
3. Details of undergrounding or re-routing of any overhead ESB power lines or existing underground services located within the site.
4. A site layout plan indicating pedestrian and cycle connections through the development lands to existing and proposed transport modes in the vicinity. Connections from the residential lands north of the site through the subject site should also be indicated.

5. Details of the full extent of 'cut and fill' activities proposed. Such details should also provide for inter alia, excavation methods to be used on site particular having regard to the brownfield nature of part of the lands, volumes of soil to be excavated/extracted, re-used and/or removed off site, associated traffic movements to and from the site. Such details should be included in the Environmental Impact Assessment Report.
6. A construction and demolition waste management plan should be provided.
7. A phasing plan for the proposed development should be provided which provides for a commensurate level of functional public open space within each phase. The phasing arrangement should provide for attenuation proposals which are independent of each subsequent phase.
8. Landscaping proposals including an overall landscaping masterplan for the development site including the public open space. Details pertaining to the quantity, type and location of all proposed hard and soft landscaping including boundary treatments should be submitted.
9. A site layout plan which clearly indicates what areas are to be taken in charge by the Local Authority.

Also, pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is informed that the following authorities should be notified in the event of the making of an application arising from this notification in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016:

- Irish Water
- The Minister for Culture, Heritage and the Gaeltacht
- The Heritage Council
- An Taisce – the National Trust for Ireland
- Inland Fisheries Ireland
- Córas Iompair Éireann
- Transport Infrastructure Ireland
- National Transport Authority
- Local Childcare Committee

Please note:

Under section 6(9) of the Planning and Development (Housing) and Residential Tenancies Act 2016, neither the holding of a consultation under section 6, nor the forming of an opinion under that section, shall prejudice the performance by the Board, or the planning authority or authorities in whose area the proposed strategic housing development would be situated, of any other of their respective functions under the Planning and Development Acts 2000 to 2016 or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.

Tom Rabbette
Assistant Director of Planning
June, 2018