



An
Bord
Pleanála

Record of Meeting ABP-301472-18

Case Reference / Description	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.		
Case Type	Section 5 Pre-Application Consultation Request		
1st/2nd/3rd Meeting	1 st Meeting		
Date:	28 th May, 2018	Start Time	11:30
Location	Wexford County Council	End Time	13:00
Chairperson	Tom Rabbette	Executive Officer	Lianna Slowey

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Joanna Kelly, Senior Planning Inspector
Lianna Slowey, Executive Officer

Representing Prospective Applicant:

Alan Walsh – Amil Properties
Damien Murphy – Strutec Architects/Engineers
Dan O’Sullivan – Strutec Architects/Engineers
Liam Minogue - Strutec Architects/Engineers
Jim Bloxam – Murray Associates
Niamh O’Malley – IE Consulting
John Spain – John Spain Associates
Rory Kunz – John Spain Associates

Representing Planning Authority

James Lavin, Senior Executive Planner
Caroline Horan, Access Officer

Neville Shaw, Gorey Area Engineer
Tony Quirke, Gorey Area Engineer
Abigail Nuzum, Planning Department

Introduction

The representatives of An Bord Pleanála (ABP) welcomed the prospective applicant and Planning Authority (PA), introductions were made. The procedural matters relating to the meeting were as follows:

- The written record will be placed on the pre-application consultation file and will be made public, along with that file, should an application arise following the conclusion of this consultation process.
- ABP received a submission from the PA on 11th May, 2018 providing the records of consultations held pursuant to section 247 and its written opinion of considerations related to proper planning and sustainable development that may have a bearing on ABP's opinion.
- The consultation meeting will not involve a merits-based assessment of the proposed development.
- The meeting will focus on key site-specific issues at strategic overview level, and whether the documents submitted may require further consideration and/or amendment in order to constitute a reasonable basis for an application.
- Key considerations will be examined in the context of the statutory development plan for the area and section 28 Ministerial Guidelines, where relevant.
- A reminder that neither the holding of a consultation or the forming of an opinion shall prejudice ABP or the PA concerned in relation to any other of their respective functions under the Planning Acts or any other enactments and cannot be relied upon in the formal planning process or in legal proceedings.

The ABP representatives acknowledged the letter dated 20th April, 2018 formally requesting pre-application consultations with ABP. It was also noted that the Inspector dealing with the pre-application consultation request would be different to who would deal with the application when it was submitted. Digital recording of the meeting is prohibited.

Agenda

1. Urban Design and layout having regard to *inter alia*, the adjoining 'community and education' lands, the 'Creagh Neighbourhood Framework Plan' and the 'Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities' including the accompanying Design Manual.
2. Connectivity and permeability including compliance with DMURS
3. Phasing arrangement to include open space and infrastructural considerations
4. Water and waste water infrastructural capacity
5. Any other matters

1. Urban Design and layout having regard to *inter alia*, the adjoining ‘community and education’ lands, the ‘Creagh Neighbourhood Framework Plan’ and the ‘Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities’ including the accompanying Design Manual.

ABP sought further elaboration/discussion on:

- Clarity on the proposed access to residential development through the adjoining ‘community and education’ zoned lands.
- Layout and strategy of the proposed avenue, having regard to the ‘Creagh Neighbourhood Framework Plan’.
- Urban design concerns re. large blank gable elevations, scale and proportions of apartment windows differ, quality of finishes/weathering.
- Car parking layout to front of apartment blocks include small pockets of open space – other solutions may offer higher quality open space.
- Residual open space at ‘community and education’ zoned lands.

Prospective Applicant’s response:

- Preliminary proposal for nursing home/sheltered housing and medical centre with associated housing proposed on the adjoining ‘community and education’ zoned lands.
- The proposed avenue is the main spine road through the scheme and accords with the framework’s objective, it will link to main roads and pedestrian routes, the secondary routes through the scheme will be treated as home zones. The avenue will be tree lined with 3 storey buildings fronting onto it.
- A different approach will be taken for each street within the scheme in terms of house type and unit mix in order to create a sense of place.
- The back gardens of the proposed terrace along the southern boundary of the site will be against the existing back gardens in order to protect the existing residential amenity.
- Preference for smaller apartment buildings instead of larger apartment blocks.
- Single storey apartment units with duplex unit overhead are proposed, fully compliant with building regulations.
- Each apartment/duplex unit will have its own front door.
- Fully engaged with adjoining landowner to the north of the proposed scheme.
- Some constraints re. area of residual open space at ‘community and education’ zoned lands – an existing tree line is to be retained and there is uncertainty at present over where proposed entrances to the ‘community and education’ zoned lands will be situated.

Planning Authority’s comments:

- Creagh Avenue does not continue into the proposed scheme.
- The proposed scheme is broadly in keeping with the local area framework.
- Cognisant of discussions with landowners to the north, an application to the PA on these lands is imminent, would like to see synergy between the two proposed developments.

- It is the PA's intention to provide a future connection to link road through council's lands where the residual open space at 'community and education' zoned lands are located.
- Concern re. usability of proposed apartment buildings and the proposed access staircases in terms of building regulations, accessibility and aesthetically.
- Opportunity to introduce a wider palate range of finishes and materials into the proposed scheme.

ABP comments re. application stage:

- An overall masterplan for the site and the adjoining 'community and education' zoned lands should accompany the application.
- Address the function of the proposed spine road in terms of sense of enclosure and sense of place.
- Provide cross sections through the site having regard to change in levels across the site.
- Address details of buildings and finishes, consider the quality of the scheme in terms of use of materials and weathering.
- Provide a clear urban design statement and architectural strategy with the application.
- Consider the quality of open space in terms of its functionality, passive overlooking, sightlines, where people will enter from, etc.
- The proposed development may benefit from smaller pocket parks within the scheme.
- Consider whether lands are reserved for future connection to link road.
- Consider the design of the proposed crèche over 2 storeys.
- Have regard to the accessibility of the proposed apartment units, consider how the staircases at corners of these buildings contribute to the public realm/streetscape.

2. Connectivity and permeability including compliance with DMURS

ABP sought further elaboration/discussion on:

- Connectivity and permeability through the site to adjoining lands in particular to the north.
- Clarity regarding connectivity on open space lands to the south.

Planning Authority's comments:

- It is possible to create greater vehicular permeability to lands to the north.
- Phasing of proposed development – there is opportunity for this scheme to address the imminent application on lands to the north.
- It is intended in the longer term to provide vehicular access from this development through the open space lands to the south.

ABP comments re. application stage:

- Opportunity to create greater linkages to lands to the north.

- Connectivity to forest park, give consideration to boundary treatments, residents to be aware of any future links.
- Pedestrians/cyclists – look at desire lines, consider how pedestrians and cyclists will move through the scheme, i.e. to open space/town centre.
- Ensure compliance with DMURS – road along top of site seems quite long, acknowledge raised tables are proposed.

3. Phasing arrangement to include open space and infrastructural considerations

ABP sought further elaboration/discussion on:

- Delivery of public open space and attenuation measures within each phase.

Prospective Applicant's response:

- 7 phases are proposed, will incorporate more open space and surface water strategy works within phases 1 and 2.
- Will submit a revised phasing plan with the application.
- High level agreement is in place with PA and Irish Water, will reconfirm before application is lodged.

Planning Authority's comments:

- Each phase should be completed up to taking in charge standards.
- All stages of development should be self-contained re. infrastructure provision.

ABP comments re. application stage:

- Be mindful of the delivery of public open space and attenuation measures within each stage and how usable the open space will be.
- Taking in charge drawing should be submitted with the application.
- Strongly advise as much agreement as possible be in place in relation to technical matters (e.g. roads/drainage, etc.) between the prospective applicant and Planning Authority before the application is lodged. Outline position and reasoning if no agreement is reached.

4. Water and waste water infrastructural capacity

ABP sought further elaboration/discussion on:

- Status and capacity of local water and waste water services network.

Planning Authority's comments:

- Creagh Water Treatment Plant is nearing capacity.
- South Wellfields Water Treatment Plant also serves the Gorey area, upgrade works to facilitate additional storage and boreholes are at a preliminary design phase.

Prospective Applicant's response:

- Irish Water have indicated in their pre-connection enquiry response that there is capacity for the proposed development.
- The 2 systems referred to by PA interact, can feed the Gorey urban network from the regional network.
- The proposed development site currently pumps towards Courtown.
- A new foul pipe, approx. 800m in length, is proposed outside of the site boundary all within public lands.
- The new foul pipe will cross the Banogue stream, going under the bed of the bridge with 300mm clearance below the stream and will join the existing pipe on Arklow Road.
- These proposed works are not currently included within the red line site boundary as it is envisioned they can be carried out as exempted development.
- Small areas of the proposed development site are within flood zones A and B.

ABP comments re. application stage:

- Documentation should be very clear re. any local network constraints. Clearly outline what infrastructure is required, who will deliver the infrastructure, when the infrastructure will be delivered and if there is a separate consent process involved.
- SHD application may be considered premature if dependent on water supply/ wastewater infrastructure from a separate consent process.
- Need clarity between all parties at application stage, be clear what the capacity is and if there is capacity for the proposed development.
- Clearly outline any solutions at application stage.
- Any EIAR being prepared should have regard to cumulative impacts of other proposed developments in the area.
- Prospective applicant will need to clarify if proposed works re. foul pipe is exempt development or whether Irish Water may require permission in order for these works to be carried out.
- Address the impact of the proposed development on flood zones A and B and potential for displaced waters.

5. Any Other Matters**ABP sought further elaboration/discussion on:**

- Part V proposal.
- EIAR – consider inclusion of alternative design/layout solutions under alternatives.

Planning Authority's comments:

- Satisfied with the Part V proposal.

Prospective Applicant's response:

- 'Community and education' zoned lands will be included in cumulative impacts section of EIAR.

ABP invited parties to raise any outstanding matters.

Planning Authority's comments:

- Preference for solid block boundary treatments between housing as opposed to pillar and post fencing.
- Provide details of bin storage facilities for apartment units.
- Have regard to accessibility of open space and playground.
- Provide details of proposed playground equipment.
- Block or timber frame buildings – have regard to changes to design standards.
- Would like to see provision for fibre optic broadband and electrical armour network to allow for charging of electrical vehicles, no requirement at present but should be included in order to future proof the proposed development.
- Have regard to pedestrian access and footpaths given the level changes across the site.
- Have regard to car parking along the avenue and potential impacts on traffic of reversing vehicle movements along this main road.

Prospective Applicant's response:

- Solid block boundary treatments between housing may not be feasible across the scheme as a solid boundary wall would have greater visual impact where back gardens slope downhill. There are also some areas where boundary treatments will impact on roots of existing trees.

ABP comments re. application stage:

- Use of materials and durability to be addressed, set out reasons for use, i.e. proposed fencing as boundary treatment as opposed to solid block walls.
- Provide cross sections through site re. accessibility and visual impact.
- Clearly set out overall strategy for the proposed avenue.
- Clarify what will be taken in charge by PA, i.e. playground equipment, etc.
- Ensure there is no conflict of information between the architectural, engineering and landscaping drawings.

Conclusion

The representatives of ABP emphasised the following:

- There should be no delay in making the planning application once the public notice has been published.
- Sample notices, application form and procedures are available on the ABP website.
- Irish Water would like prospective applicants to contact Irish Water at cdsdesignqa@water.ie **between the Pre-Application Consultation and Application stages**, to confirm details of their proposed development and their proposed design.

- The email address to which applicants should send their **applications** to Irish Water as a prescribed body is spatialplanning@water.ie

Tom Rabbette
Assistant Director of Planning
June, 2018