



An
Bord
Pleanála

Record of Meeting ABP-303583-19

Case Reference / Description	Demolition of existing structures, construction of 364 no. residential units (64 no. duplex units, 172 no. apartments, 128 no. houses) and associated site works. Lands at Kilnahue and Gorey Hill, Carnew Road and Kilnahue Lane, Gorey, Co. Wexford.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	January, 2019	Start Time	11.45 am
Location	Offices of Wexford County Council	End Time	1.45 pm
Chairperson	Rachel Kenny	Executive Officer	Cora Cunningham

Representing An Bord Pleanála:

Rachel Kenny, Director of Planning
Una Crosse, Senior Planning Inspector
Cora Cunningham, Executive Officer

Representing Prospective Applicant:

John Downey, Downey Planning
Eva Bridgeman, Downey Planning
Michael Connolly, Connolly Architects
PJ Sutton, Connolly Architects
Darragh Aiken, Waterman Moylan Consulting Engineers
Paul Nolan, Landscape Architect
Jim Kenny, Gerard Gannon Properties
Susan McClafferty, Gerard Gannon Properties

Representing Planning Authority

James Lavin, Senior Executive Planner
Niamh Lennon, Executive Planner
Helen Frayne, Senior Staff Officer
Brian Kennedy, Senior Staff Officer
Nicholas Rossiter, Senior Executive Engineer
Eadaoin Kavanagh, Clerical Officer

Introduction

The representatives of An Bord Pleanála (ABP) welcomed the prospective applicant, Planning Authority (PA) and 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 28th February, 2019 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 decision,
- 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 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 30th January, 2019 formally requesting pre-application consultations with ABP. Prospective applicant advised of the need to comply with definition of SHD as set out in the Act of 2016, in relation to thresholds of development. 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. Recording of the meeting is prohibited.

Agenda

- 1. Development Strategy for the site to include inter alia, density, layout, urban form, street hierarchy, materials and finishes, creation of character areas and compliance with criteria set out in the Urban Design Manual, A Best Practice Guide 2009**
- 2. Road Network, permeability and connections**
- 3. EIAR**
- 4. Phasing**
- 5. Surface water management**
- 6. Any other matters**

- 1. Development Strategy for the site to include inter alia, density, layout, urban form, street hierarchy, materials and finishes, creation of character areas and compliance with criteria set out in the Urban Design Manual, A Best Practice Guide 2009**

ABP sought further elaboration/discussion on:

- Proposed density and compliance with Guidelines in respect of outer suburban areas
- Proposed layout and compliance with Urban Design Manual and DMURS in terms of connections and permeability within the scheme and to the wider area
- Avoidance of cul-de-sacs
- Urban block form strategy within the Neighbourhood Framework Plan
- Coherence within the development strategy in respect of house and apartment building design
- Entrance from Carnew Road and location of crèche
- Materials and finishes

Prospective Applicant's response:

- Open space not included within calculation of density and road not distributor road
- Constraints to development include site topography and commercial viability
- Layout includes localised open space provision in addition to Park
- Desire lines and connectivity/permeability to be reconsidered including removal of cul-de-sacs with provision of alternative routes to achieve permeability
- All public areas have passive surveillance
- Treatment of entrance of Carnew Road can be considered as can location of crèche
- Application documentation will outline evolution of design

Planning Authority's comments:

- To achieve increased density on the site will require higher number of apartments with no public transport facilities in the area
- May have resistance from residents if trying to retrofit permeability to wider area
- Crèche would be facility for wider area
- Block layout on LAP indicative
- Encourage desire lines, however some cannot be achieved

Further ABP comments:

- Density calculation to be expressed as a net figure with layout outlining net site area and proposed density should seek to meet the density requirements set out in the Guidelines
- Provision of innovative house designs which make most efficient use of site area and provide coherent design strategy with other building typologies
- Urban blocks should create defined edge along spine road and addressing the Park and at entrance to the proposed development
- Avoidance of cul-de-sacs and compliance with DMURS with innovative approach required to parking
- Internal and external permeability with connections to services in wider area to be illustrated
- Compliance with Urban Design Manual including creation of distinct character, areas within the overall development site
- Reconsider location of crèche
- Open space could facilitate greater use of formal play areas currently within proposed development and could provide more efficient use of space
- Hedgerows and treelines proposed for retention should be located in public spaces where feasible
- Statement of Consistency should address compliance or otherwise with Creagh Neighbourhood Framework Plan
- Reasons for refusal should be addressed planning report
- Cognisance to be had of placemaking in relation to entrances to the proposed development
- Use of render materials should be limited and avoided where possible on multi-unit buildings, materials and finishes should be outlined in detail with cognisance of long-term maintenance

2. Road Network, permeability and connections**ABP sought further elaboration/discussion on:**

- Delivery of proposed upgrades along to road network to be outlined in detail with responsibility for delivery of same to be outlined
- Connections to services in wider area to be documented

Prospective Applicant's response:

- TIA report to be submitted which will include timelines and responsibility of upgrade works
- Provision of footpaths to school
- Site entrance on Kilnahue Lane proposed having regard to vertical alignment
- Cycle access to Gorey town centre achievable avoiding the main public road with further upgrades proposed
- Footpaths being provided to site accesses

Planning Authority's comments:

- Upgrades will be dependent on final proposals, avoid rat run through proposed development to schools

Further ABP comments:

- Documentation should clearly outline any constraints to provision of upgrades such as third party consents and should clearly address previous reason for refusal
- Show clear connections to adjoining lands, have regard to DMURS and Urban Design Manual

3. EIAR**ABP comments:**

- Have regard to EIAR requirement in respect of site area as it applies to urban development
- Compliance with recently published Regulations including requirement of department portal

Prospective Applicant's response:

- EIAR to be submitted with application

4. Phasing**ABP comments:**

- PA Opinion reference Neighbourhood Park being provided for in Phase 7, address in application
- Phasing should be outlined such that delivery of units is in tandem with delivery of site infrastructure and facilities such as open spaces

Prospective Applicant's response:

- Error in documents with regard to phasing
- Park to be functional and provide access to all residents, provide connection through scheme, create more natural park
- Consider relocating active open spaces into park

Planning Authority's comments:

- PA prefer compact phasing of units for taking in charge

5. Surface water management**ABP comments:**

- Size and scale of attenuation tank proposed
- SUDS measures to be maximised on site with justification to be provided if in conflict with Local Authority requirements
- Cognisance of SHD application decisions to date

Prospective Applicant's response:

- Existing surface water regime on site and wider area outlined
- Attenuation tanks are proposed in open space areas
- Further consideration of surface water management strategy and SuDS
- Further discussions required with Parks Department

Planning Authority's comments:

- Park on higher level so use of same for SuDS not appropriate
- PA have issue with open water and safety

6. Any other matters

ABP comments:

- Have regard to Irish Water submission, further consultation may be required, ensure no 3rd party consents required
- Part V
- Language in AA screening

Applicants Comments

- Will engage in further discussions with PA to confirm final details

Planning Authority's comments:

- Have regard to Part V if density increases

Conclusions

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

Rachel Kenny
Director of Planning
March, 2019