



Case Reference / Description	361 no. residential units (274 no. houses, 87 no. apartments) and associated site works. Clonattin, Gorey, Co. Wexford.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	12 th June, 2020	Start Time	9.30 am
Location	Via Microsoft Teams	End Time	11.20 am
Chairperson	Tom Rabbette	Senior Executive Officer	Cora Cunningham

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Sarah Moran, Senior Planning Inspector
Cora Cunningham, Senior Executive Officer

Representing Prospective Applicant:

Liam McGroary, Axix Construction
Aidan Gallagher, Axix Construction
Trevor Sadler, McGill Planning
Mark Kennedy (Reddy A+U (Kilkenny)
Brenda Butterly, McGill Planning
Gary Lindsay, CS Consulting
Niall Barrett, CS Consulting

Representing Planning Authority

Abraham Dunne, Action Senior Executive Engineer
James Lavin, Senior Executive Planner
Niamh Lennon, Executive Planner
Al Carney, Admin

Introduction

The representatives of An Bord Pleanála (ABP) welcomed the prospective applicant, Planning Authority (PA) via Microsoft Teams having regard to the Covid-19 virus.

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 March, 2020 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 13th February, 2020 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. Principle of Development with regard to relevant objectives of the Gorey Town and Environs Local Area Plan 2017-2023. Roads Layout and Provision of Distributor Road. Provision of an educational facility on the Education & Community zoned portion of the site. Phasing of development. Consistency with Clonattin Neighbourhood Framework Plan.**
- 2. Design and layout of residential development.**
- 3. Provision of Childcare Facilities with regard to local and national planning policy.**
- 4. Traffic and Transport Impacts. Car and cycle parking provision.**
- 5. Surface Water Drainage and Flood Risk. Wastewater treatment and upgrade to Gorey WWTP.**
- 6. Any other matters.**

1. Principle of Development with regard to relevant objectives of the Gorey Town and Environs Local Area Plan 2017-2023. Roads Layout and Provision of Distributor Road. Provision of an educational facility on the Education & Community zoned portion of the site. Phasing of development. Consistency with Clonattin Neighbourhood Framework Plan.

ABP Comments:

- PA raises issues regarding the achievement of the LAP roads objective applying to the development site. In addition, several zoning objectives apply to the site under the LAP.
- The site is identified in the LAP as a key development site, infrastructure is already in place and the development is an extension to an existing housing estate
- Applicant to justify proposed layout and to submit Traffic Impact Assessment.
- Will have to address issues raised in PA Opinion regarding the roads objective at the site and the capacity of local junctions to cater for traffic from the development.
- Will need to address PA concerns regarding the issue of a single access from the Clonattin Road to serve both the existing Clonattin Village estate and the proposed development.
- Possible Material Contravention of LAP objectives?
- ABP questioned the PA as to whether the prospective applicant is required to deliver a portion of the roads objective or the entire orbital road
- Applicant to address if they will be carrying out road upgrades to north of the development site.
- ABP queried whether traffic from the school site has been factored in to projected traffic to be generated by the proposed development
- ABP can only deal with information before it when considering an application, applicant should facilitate provision of school and not prohibit/preclude future development

Prospective Applicant's Comments:

- Other lands affected by the roads objective are in 3rd party ownership, 3rd party not willing to engage with prospective applicant
- Proposed design has roads to redline boundary to achieve connectivity to adjoining lands
- Proposed roads layout is consistent with DMURS, provision of a large distributor road at this location may be excessive, DMURS states that roads provision must be consistent with necessary capacity
- Proposed layout provides better pedestrian/cycle access and connectivity in the area.
- Layout includes new links and greenway along linear park. It does not prohibit future connections into cinema lands
- Acknowledge LAP requires road connection, submits that a distributor road is not normal in a residential development, road design should be in context of residential development
- Applicant submits that there is capacity on Clonattin Road for the development including accommodating future traffic growth
- Proposals include traffic assessment of junctions in the area
- Distributor road not a rat run but link to different location
- Zoned lands to the south of the site have access to Courtown Road and N11

- No residential development to south, only employment lands
- Prospective applicant will take on board provision of pedestrian/cycle connections
- Will liaise with PA regarding traffic capacity prior to lodging application including providing additional access for emergency vehicles
- Prospective applicant has been in contact with Department of Education, Department not currently looking for additional schools in medium to long term as excessive number of places currently available
- Prospective applicant not proposing anything on school/educational site
- Traffic not being assessed in relation to the school site as it does not form part of this application

Planning Authority's Comments:

- Development is compatible with LAP residential zoning of these lands, no objections in principle
- Objective of LAP to provide distributor road, Clonattin Upper Avenue
- Development of lands premature pending provision of distributor road
- PA made its requirements clear regarding development accesses and the objective of the Gorey LAP including Courtown Road during S247 discussions with the applicant
- PA have concerns with the number of units as it is an increase from previously proposed
- Detailed Traffic Impact Assessment not submitted, concern with quantum of traffic likely to be generated by the development
- Absence of pedestrian/cycle access not addressed
- Previous application on proposed site which required provision of distributor road
- PA concern with number of units being served by only one access, no alternative proposed in case of emergency.
- Need for emergency access from the southern end of the development site.
- PA considers that there is demand for an additional school at this location due to lack of capacity at existing schools in the area.

2. Design and layout of residential development.

ABP Comments:

- Address issues raised in PA Opinion in relation to design and layout, and LAP Neighbourhood Framework Plan for Clonattin
- Show details of retention of trees / hedgerows as this issue has arisen in other SHD applications
- Linear Park along stream and at attenuation pond, objective is to continue beyond boundary to south of proposed development but in 3rd party ownership, applicant to provide connections to site boundary
- Justify how relevant objectives of the Clonattin Neighbourhood Framework Plan are being met in relation to layout and landscaping

Prospective Applicant's Comments:

- Prospective applicant respecting green infrastructure on proposed site
- Green infrastructure to south including retention of hedgerows to rear of houses and drainage ditch
- Arborist Report and Tree Survey carried out on proposed site

- Will consider retaining hedgerows or carry out detailed study if proposing removal of same
- The proposed layout is driven by the existing green network at the site

Planning Authority's Comments:

- PA has no issues with proposals and is satisfied with general layout proposed
- PA satisfied with hedgerows being retained for biodiversity. Applicant to address how hedgerows will be maintained if not in public ownership

3. Provision of Childcare Facilities with regard to local and national planning policy.

ABP Comments:

- Applicant to address issues raised in PA Opinion
- Notes applicant's rationale provided for not including childcare facility however childcare guidelines would require provision within the development
- ABP have imposed condition requiring childcare provision in SHD applications where childcare facility not provided, ensure robust argument included

Prospective Applicant's Comments:

- Will review issue of childcare provision, creche located to north of site but application submitted to PA for change of use as no one would take up running of same
- Existing creche in Clonattin village
- Recently permitted SHD application in area includes creche and available spaces
- Can provide additional layout for inclusion of creche if ABP were to require one
- Prospective applicant will review in light of PA concerns

Planning Authority's Comments:

- Number of units proposed require creche
- Existing creches in the area are at capacity

4. Traffic and Transport Impacts. Car and cycle parking provision.

ABP Comments:

- Transport discussed at length in item 1
- There is limited pedestrian and cycle infrastructure on Clonattin Road and in the area.
- Prospective applicant will need to consider traffic connections and pedestrian/cycle connections including provision of links to boundary of development site
- Issue of car parking is not raised by PA, have regard to cycle parking requirements in the Apartment Guidelines
- Condition requiring provision of electric vehicle charging points is included in ABP decisions

Prospective Applicant's Comments:

- PA deemed Clonattin Road deficient to serve higher traffic volumes.
- Courtown Road busier than Clonattin Road and easier to widen to serve zoned lands to the south of the development site

- Natural desire line for pedestrian and cycle routes on Clonattin Road to connect to the town centre.
- Clonattin Road currently has footpath and proposed development will connect into it
- Applicant can provide cycle routes within the red line boundary, PA will also need to provide cycle connections in order to provide a modal split
- More robust TTIA will be provided in application
- RSA confirmed no accident/incident on Clonattin Road
- Additional bin storage proposals will be submitted with the application.

Planning Authority's Comments:

- No cycle facilities on Clonattin Road
- Prospective applicant needs to provide upgrades and linkages to town
- PA satisfied with parking proposals
- PA require details of bin storage for apartments
- Have regard to including electric vehicle charging points in proposed development

5. Surface Water Drainage and Flood Risk. Wastewater treatment and upgrade to Gorey WWTP.

ABP Comments:

- Development is to be served by the existing attenuation pond at the southern end of proposed site
- Development layout avoids the flood zones at the southern end of the site.
- Upgrade of Gorey WWTP on foot of Irish Water submission
- Irish Water submission states no issues with WWTP but issue with water network
- Prospective applicant to ensure clear details included in relation to who will carry out upgrade works and timelines relating to them

Prospective Applicant's Comments:

- Prospective applicant understood from PA Opinion that they required attenuation but now this issue is clarified and they will ensure all safety measures are included in application
- Clarify water treatment being upgraded, not WWTP, Irish Water currently undertaking modelling
- Prospective applicant may be required to upgrade watermain to increase capacity, will discuss details with Irish Water if proposed development granted
- Prospective applicant may be required to pay for any Irish Water upgrade works being carried out by Irish Water

Planning Authority's Comments:

- Proposed development incorporates SuDs with green infrastructure
- More detail required in relation to attenuation pond and its safety
- Capacity in Courtown WWTP, possible pinch points in Irish Water networks
- PA not aware of any outstanding issues

6. Any other matters

Prospective Applicant's Comments:

- EIAR to be submitted with application
- Public lighting scheme will be submitted with application
- Will ensure development is in line with building regulations
- Community/educational site will form separate application

Planning Authority's Comments:

- Submit public lighting scheme
- Have regard to EIAR
- Include distribution road
- Submit Road Safety Audit

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, 2020