

Minutes of Pre-Planning Meeting PLAC2209

Date: Thursday 23rd February 2023

Applicant: Special Projects

Development Location: John Street, New Ross

In attendance:-

Applicant		Special Projects		
Agent		David Whitty		
Proposal		Proposed redevelopment of a property known locally as the 'The Grain Store'.		
Diarmuid Houston	Planning	Senior Planner	053 919 6206 087 417 5812	diarmuid.houston@wexfordcoco.ie
James Lavin	Planning	Senior Executive Planner	053 919 6445	James.lavin@wexfordcoco.ie
Raymond Hammill	Fire	Assistant Chief Fire Officer	053 919 6491	Raymond.hammill@wexfordcoco.ie
Caroline Horan	Access	Access Officer	053 919 6418	Caroline.horan@wexfordcoco.ie
Noel Kinsella	Roads	Executive Technician	053 919 6385	Noel.kinsella@wexfordcoco.ie
Paula Shortall	Housing	Senior Staff Officer	053 919 6479	Paula.shortall@wexfordcoco.ie
Brendan Cooney	Environment	Senior Executive Scientist	053 919 6326	Brendan.cooney@wexfordcoco.ie
Gary Duggan	Water Services	Senior Executive Engineer	053 919 6631	Gary.duggan@wexfordcoco.ie
Shane O'Rourke	New Ross Municipal District	Executive Technician	053 919 6713	shane.orourke@wexfordcoco.ie
Preplanning Contact			053 919 6605	majorpreplan@wexfordcoco.ie

Redevelopment of the Grainstore North Quay New Ross

The relevant planning policies are contained within the Wexford County Development Plan 2022 - 2028.

New Ross is defined as a large town Section 3.6.2 Large Towns relates to New Ross

The following chapters of the Plan are relevant:

Chapter 3 Core Strategy, Chapter 5, Chapter 6, Chapter 13 Heritage and Conservation, Chapter 14 Recreation and Open Space, Chapter 15 Sustainable Communities & Volume 2 Sections 2, 4,5,6,7 and 8 apply

The site is likely to be included in the Town Centre First Plan. The connection along the River is strongly welcomed.

Heritage

Archaeological Assessment will be required and in this instance. Heritage Assessment needs to be included for works to a protected structure.

Design

The design approach is of a high quality and would bring the protected structure back into use and act as a catalyst to regeneration of the area.

Mixed uses in the core area of the town would be welcomed.

Transport

Pedestrian access would be acceptable vehicular traffic into the site would be problematic.

If the development is to proceed it needs to be presented to the District Councillors.

The development should be screened for Appropriate Assessment, if Stage II N15 is required then an application will have to be made to ABP.

If not internal discussion on the project must be completed before submission of Part 8 External Referrals

Fire

The applicant should be advised that under Article 12 of the Building Control Regulations, 1997 to 2021, a Fire Safety Certificate will be required for the proposed development.

Water Services

Make a pre-connection enquiry to Irish Water for water and wastewater and submit Confirmation of Feasibility with planning. A trade effluent licence (Section 16) may be required. Pumping of wastewater should be avoided. There appears to be an existing spur/manhole at the south-west corner of the site to allow a full gravity drainage solution.

Access

A Disability Access Certificate (DAC) **is** required for these proposed works in accordance with Part IIIB, Article 20D of the Building Control (Amendment) Regulations 2009, S.I. No. 351 of 2009.

To avoid potentially expensive remedial work, it is considered good practice to disability proof works at design stage with specific reference to Building Regulations, TGD M 2022, Access and Use, National Disability Authority, Building for Everyone and other relevant standards therefore ensuring that any recommendations pertaining to the disability proofing stage are dealt with prior to commencement of works.

Date:

Diarmuid Houston
Senior Planner

Standard Requirements for fire hydrants and water supplies in developments in County Wexford

All fire hydrants shall be supplied and installed in accordance with the following guidance documents and standards:

- Section B5 of Technical Guidance Document B of the Building Regulations – Access and Facilities for The Fire Service.
- Section 4 of "Recommendations for Site Development Works for Housing Areas" issued by the Department of Environment Heritage and Local Government
- I.S. 391: 2020 – Fire mains for buildings - Installation, commissioning, maintenance and testing
- I.S. EN 14339: 2005 – Underground Fire Hydrants
- BS 750: 2012 – Specification for underground fire hydrants and surface box frames and covers.
- BS 3251: 1976 – Indicator plates for fire hydrants and emergency water supplies.

Principal requirements:

1. The housing development shall be provided with sufficient hydrants fed from a watermain of minimum diameter of 100mm.
2. Where a number of hydrants are required in a housing estate, the mains supplying such hydrants shall be installed as a ring main. The ring main shall be fed from different trunk mains where possible to provide alternative supply of water within the ring main.
3. Housing developments with units of detached or semidetached houses of not more than two floors shall have a sustained water supply capable of delivering 480 litres/minute from any one single hydrant.
Multi occupied housing developments with units of more than two floors shall have a sustained water supply capable of delivering 1200litres/minute through any single hydrant on the development.
4. For shopping, offices, recreation and tourism developments, shall have a water supply capable of delivering between 1200 to 4500 litres/minute flow rate to the site.
5. For industrial developments the water supply infrastructure shall normally be fed through a water mains of at least 150 mm nominal diameter with flow rates to the site of:
Industrial site up to one hectare in size 1200 litres/minute
Industrial site up to two hectares in size 2100 litres/minute
Industrial site two to three hectares in size 3000 litres/minute
Industrial site over three hectares in size 4500 litres/minute
6. Underground fire hydrants shall be suitably located on a footpath, grass margin etc. The area within one meter of the hydrant shall be clear of all obstruction and positioned so that parking, loading and unloading of vehicles is unlikely to obstruct them.
7. Hydrant indicator plates shall be fixed to concrete marker posts or attached to walls / buildings at least 300 mm above the surrounding ground level. The plate should have the size of the watermain in mm and the distance the hydrant is from the plate in meters.
8. Hydrants should be fitted with a **screw type outlet** and have a 35mm square headed spindle cap.
9. The depth of the hydrant outlet below finished ground level shall not exceed **300mm**.
10. No dwelling unit shall be further than 46 meters from a hydrant.
11. The distance from any hydrant to a vehicle access road or hard standing area for a fire appliance shall not be greater than 30 meters.

On completion of housing developments a certificate of compliance shall be submitted to the local authority stating that all works are carried out in accordance with the required guidance and standards and the water supply to the hydrants is sufficient to meet fire fighting requirements outlined at point 3 above.

Issued Aug 2016