

# Planning Report & Statement of Consistency with Planning Policy

*In respect of*

**Proposed Residential Development at Gorey, Co. Wexford**

*Prepared for*

***AMIL Properties Limited.***

*Prepared by*

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## 1.0 INTRODUCTION

- 1.1 On behalf of the applicant, Amil Properties, Ballyminaun Hill, Gorey, Co Wexford, we hereby submit this Planning Report and Statement of Consistency to accompany a SHD application with An Bord Pleanála in relation to a proposed Strategic Housing Development at Fort Road, within the townlands of “*Ballowen or Ramsfortpark*”, and “*Gorey Corporation lands*”, all on an overall application site of c. 11.41 hectares, Gorey, Co. Wexford.
- 1.2 The proposal relates to the construction of a residential development of 297 no. dwellings comprising 26 no. 2 bedroom terraced houses, 125 no. 3 bedroom houses; 77 no. 4 bedroom houses; 4 no. 5 bedroom houses, 36 no. 2 bedroom apartments and 29 no. 3 bedroom apartments, a crèche of c. 554 sq. m (with ancillary outdoor play area), as well as associated infrastructure works to include underground sewerage upgrade works (along public road between ‘Ashwood Grove/Willow Park’ and ‘Cois Doire’ as well as Ramsfortpark Avenue, Garden City) on the public road (for approximately 1.1km) connecting the subject site to the public sewerage infrastructure on the Arklow Road (R772).
- 1.3 This Statement of Consistency with Planning Policy has been prepared to specifically address the requirements of the Regulations and the Guidelines issued by An Bord Pleanála. The proposed residential development has been prepared in accordance with the Ministerial Guidelines, the requirements of the Wexford County Development Plan 2013-2019 and the Gorey Local Area Plan 2017-2023.
- 1.4 The subject lands are located within the Creagh Neighbourhood Framework Plan area under the Gorey Local Area Plan 2017.
- 1.5 This Statement of Consistency also includes details in respect of the proposed development in relation to the site location and context, the development description and the relevant planning history.
- 1.6 The development has been the subject of a number of pre-application meetings with the Planning Authority and a pre-application meeting with An Bord Pleanála.
- 1.7 The applicant is committed to delivering a high-quality residential development in this location with a good mix of unit types, complemented by high quality landscaping and improvements to the public realm, which has regard to the existing site features and the established character of the area. For further detail on the design approach please refer to the architectural drawings, design statement and the landscape drawings and statement which accompany this Strategic Housing Development.
- 1.8 This standalone planning policy consistency statement, prepared by John Spain Associates, demonstrates that the proposed development is consistent with the relevant national planning policy, guidelines issued under Section 28 of the Planning and Development Act 2000 (as amended), and with local planning policy.

Figure 1.1 – Site Layout



Source: Strutec Architects

## 2.0 SITE LOCATION

- 2.1 Gorey is located approximately 95 kilometres south of Dublin and 52 kilometres north east of Wexford Town. The town has been bypassed by the M11 to the south east and there are three regional routes radiating southwards from the town centre, namely the R742 Clough and Enniscorthy Road; the R741 which links Gorey and Wexford Town and the R742 which links Gorey with Courtown to the east. Gorey is serviced by both InterCity and Commuter Rail services which links Rosslare EuroPort Harbour to Dublin Connolly Station. The town is also served by Bus Éireann Route 2 and Wexford Bus Services.
- 2.2 Gorey is the fourth largest town in County Wexford and services the local urban area and a large rural hinterland. The retail core of the town is centred on Main Street, which is an attractive street, typically framed by two and three storey buildings with a number of these of architectural importance, resulting in an attractive built environment. The town serves an important role as an urban centre for the north of the county which encompasses the rural areas of Courtown, Hollyfort and Ballygarrett and provides a range of services and facilities including education and retail.
- 2.3 The main SHD subject lands are located north-west of the town of Gorey, in the townland of “*Balloon or Ramsfort Park*”, approximately 900m from the town centre (Main Street). The lands comprise the former Walsh Mushrooms composting site, adjacent to the junction of Fort Road and the new distributor road, named ‘Scholar’s Walk’ which has recently been completed. This inner relief road provides links to 4 schools as well as Gorey town park, enhancing the connectivity and permeability of the subject lands with the surrounding area. The location of the subject site is identified in red below.

**Figure 2.1 – Aerial photograph of Amil Properties Lands (Source: Google Maps)**

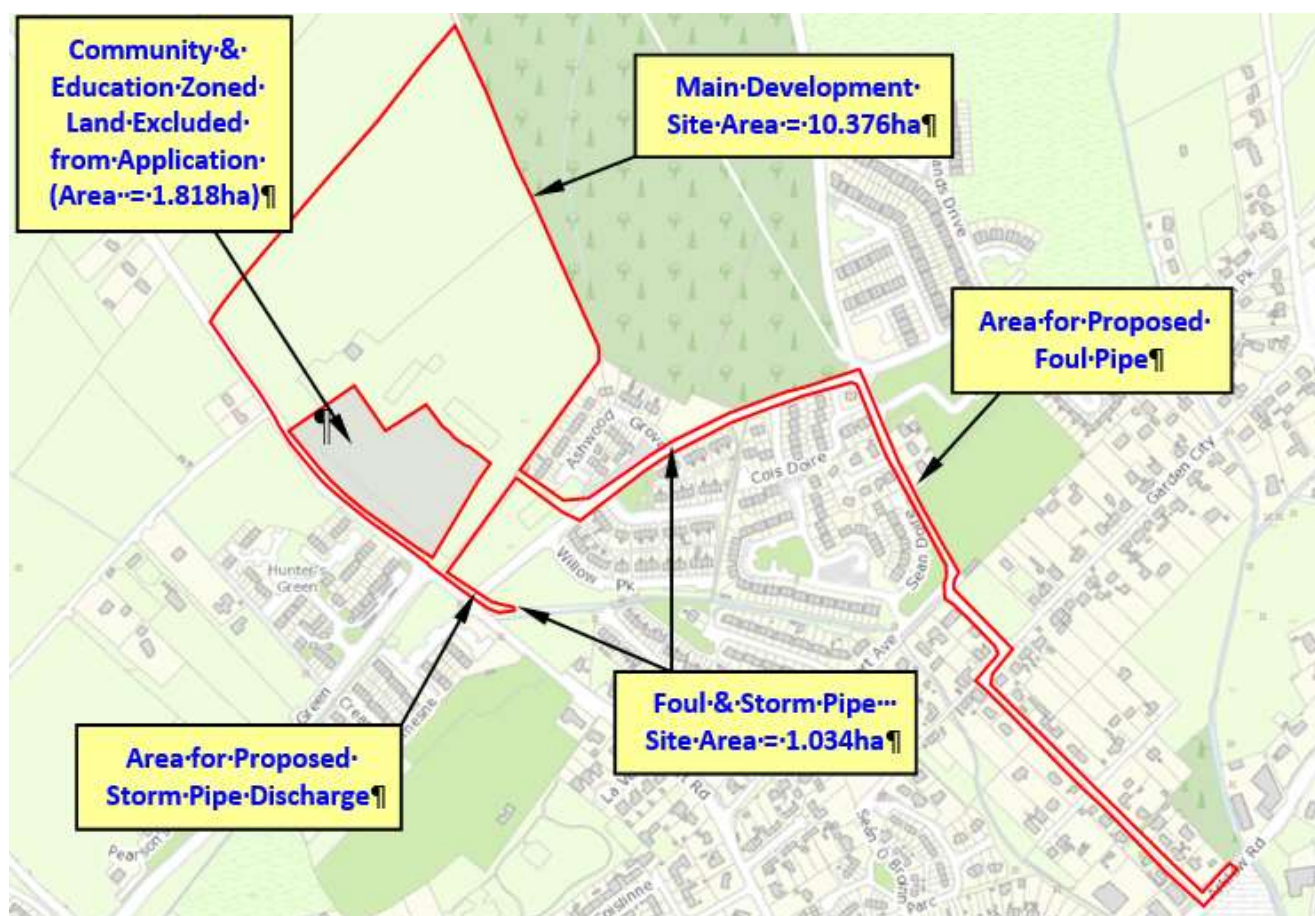


- 2.4 The lands are currently derelict, following the closure of the Walsh Mushroom facility in 2006, with the remains of various elements of the former mushroom composting business prominent in views along this stretch of road.

### 3.0 DEVELOPMENT DESCRIPTION

- 3.1 The proposed development comprises 297 dwellings, consisting of 232 two, three, four and five bedroom houses and 65 two and three bedroom apartments and duplexes. The dwellings are arranged in a wide variety of units of both two and three storeys. Car parking will comprise 608 no. spaces including 18 no. parking spaces for the creche (with 9 no. spaces provided for drop off for the creche).
- 3.2 In addition, it is proposed to provide a foul sewer connection from the subject site along the public road (c. 1.1km), to connect to the Arklow Road, to the south.

**Figure 3.1 – Site Boundary including Foul Sewer Route**



Source: IE Consulting

#### 3.1.1 Demolition

- 3.3 The proposal includes for the demolition of the existing steel structures storey building located which formed part of the previous use of a portion of the lands (Walsh Mushrooms).
- 3.4 The southern/south-western part of the site has an exposed steel frame and concrete hardstandings that remain from the previously existing mushroom sheds that occupied that section of the site. Any demolitions will be carried out by a competent Demolition Subcontractor in accordance with the current code for demolition and the consulting engineer's specification.
- 3.5 It is anticipated that the vast majority of the waste generated from demolitions will be segregated wherever possible for reuse or recycling in accordance with the relevant legislation and guidelines and the project's Construction and Environmental Management Plan.



### 3.1.2 Residential Development

- 3.6 A wide variety of unit options are included in the proposal, ranging from 2 bedroom dwellings and apartments, to 5 bedroom dwellings. These are arranged in terraces, semi-detached and detached configurations, with small sets of apartments defining the key corner sites of the residential blocks:-

**Table 3.1 – Overall Residential Development Mix**

	2 bedroom	3 bedroom	4 bedroom	5 bedroom	
Apartments	36	29			65
Houses	26	125	77	4	232
	62	154	77	4	297
	20.9%	51.9%	25.9%	1.3%	100.0%

Source: Strutec Architects Schedule of Areas

#### Houses

- 3.7 The houses are designed as two and three storey family dwellings, in detached, semidetached or terraced configurations. Some of the houses are designed in 2.5 level format, with bedrooms partially occupying the roof space, apart from type F, which has been designed to give particular definition to the main avenue. Individual plot layouts provide good separation to ensure privacy and minimise overlooking. The end-row and end terrace house types have been used to turn corners, with front doors and windows giving activity and passive supervision to the sides and avoiding large blank gables.
- 3.8 The house types are designed to suit a range of family sizes, with nine types:

##### Type A:

This is a 2 storey four bedroom detached house. This type occurs across the northern part of the development and is also used as a corner house, where the entrance façade is at right angles to the main row. Type A has off-street parking.

##### Type B:

Type B is a four bedroom detached house planned over 2.5 levels, with the uppermost floor partially occupying the roof space. This type is proposed for various locations in the northern part of the development. Type B has off-street parking.

##### Type C:

This is a four bedroom 2.5 storey semi-detached house, with the uppermost floor partially occupying the roof space. This type is has a similar plan to type B (although the formal treatment is different) and is proposed for various locations along the northern boundary of the development. Type C has off-street parking.

##### Type D:

Type D is a three bedroom 2 storey semi-detached house, which occurs throughout the development. There are a small number of locations where it is also used in a terraced format. Type D has off-street parking.

##### Type E:

This type is a three bedroom 2 storey semi-detached house, which occurs throughout the development. To suit its positions, this has a deeper plan than type D and there are also some locations where it is used in a terraced format. Type E has off-street parking.

Type F:

Type F is a three bedroom shallow plan 3 storey house. Living accommodation at ground floor level is dual aspect to front and rear, overlooking rear gardens. This type is used along the main avenue, to lend appropriate scale and definition to the street edge of the main 'spine' of the development. Type F has on-street parking.

Type G:

Type G is a three bedroom 2 storey terraced house with private access from front to rear, also giving a wider plan at first floor level. This type is located along the southern boundary of the development and in some locations along the main avenue. Type G has on-street parking.

Type H:

This type is a two bedroom 2 storey terraced house, with a dual aspect living space. Type H is located in the southern part of the development and has on-street parking.

Type J:

This type is a large five bedroom 2.5 storey detached house and occurs in a small number of locations in the northern part of the development. Type J is designed to address its corner and end of row positions and has off-street parking.

- 3.9 The variety of house types provides for a wide choice to suit all potential occupiers and many household types, as well as permitting a very efficient site layout. The mix of house type in any one row creates visual interest and contribute to the specific character of the development, both overall and in each street.
- 3.10 Parking will comprise 608 spaces in total consisting of 590 car parking spaces for the residential element of the proposal and 9 no. spaces for the creche along with 9 no. drop off spaces.

**Apartments**

- 3.11 The apartment buildings are small blocks of 2 or 3 units in 2.5 to 3 storeys on predominantly corner sites. They are in the format of ground floor single-storey units with duplex units above served by an external stair to ambulant disabled criteria. Please refer to the Design statement and Access Statement prepared by Stutec Architects.
- 3.12 Among the objectives were to provide a variety of types at a scale in keeping with the housing, and using the typology to finish the block corners, avoiding blank row terminations and allowing opportunities for small pockets of landscaped area benefitting from passive overlooking. The scale and corner strategy also allowed greater flexibility for solar access, view and all dual-aspect units.
- 3.13 A particular approach to suit the location has been taken to the design of the apartments and duplexes, which are dispersed and integrated throughout the development to form the urban block corners, rather than concentrated into large blocks. Each corner site is individually designed with a scale of either two or three storeys, composed of two or three units, depending on location. This approach lends a distinctive and particular character to the proposal, giving variety as well as reinforcing the urban strategy in a location where large blocks of apartments are unlikely to be successful. Consisting of both two and three bedroom units, the apartments and duplexes are generously sized, to facilitate comfortable and generous living. Entry to the ground floor apartments is from the street side, while entry to the upper floor apartments and duplexes is from the communal space to the rear, with all units having own door access.

## 4.0 NATIONAL AND REGIONAL PLANNING POLICY

4.1 The key provisions of the 'directly relevant' Section 28 Guidelines are now outlined:

- National Planning Framework (2018);
- South East Regional Planning Guidelines (2010 – 2022);
- Urban Development and Building Heights (2018)
- Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009), and the accompanying Urban Design Manual;
- Design Standards for New Apartments (2018);
- Quality Housing for Sustainable Communities (2007);
- Design Manual for Urban Roads and Streets (2013);
- Guidelines for Planning Authorities on Childcare Facilities (2001);
- The Planning System and Flood Risk Management (2009);
- Rebuilding Ireland Action Plan for Housing and Homelessness (2016).
- Draft Water Services Guidelines For Planning Authorities (2018).

### 4.1 National Planning Framework (2018)

4.2 The National Planning Framework (NPF) is the Government's high-level strategic plan for shaping the future growth and development of the country up to the year 2040.

#### 4.1.1 National Strategic Outcomes

4.3 The National Planning Framework (NPF) is the Government's high-level strategic plan for shaping the future growth and development of the country out to the year 2040.

4.4 A major new policy emphasis on renewing and developing existing settlements will be required, rather than continual expansion and sprawl of cities and towns out into the countryside, at the expense of town centres and smaller villages. The target is for at least 40% of all new housing to be delivered within the existing built-up areas of cities, towns and villages on infill and/or brownfield sites. The subject site includes an area of brownfield land which will be maximised for residential purposes.

4.5 Section 2.6 of the NPF seeks to provide compact and sustainable growth with a preferred approach: which has the potential to make a transformational difference. It can bring new life and footfall, contribute to the viability of services, shops and public transport, increase housing supply and enable more people to be closer to employment and recreational opportunities, as well as to walk or cycle more and use the car less.

4.6 Chapter 4 of the National Planning Framework seeks to make urban places stronger *"to enhance people's experience of living and working in and visiting urban places in Ireland."*

4.7 The following is outlined:-

#### **National Policy Objective 4**

*Ensure the creation of attractive, liveable, well designed, high quality urban places that are home to diverse and integrated communities that enjoy a high quality of life and well-being.*

- 4.8 The Plan seeks to make better use of under-utilised land, including ‘infill’ and ‘brownfield’ with higher housing and jobs densities, better serviced by existing facilities and public transport. It is considered that compact or smart development focuses on reusing previously developed, ‘brownfield’ land, building up infill sites, which may not have been previously developed and either reusing or redeveloping existing sites and buildings.
- 4.9 It is an objective of the NPF to support the proportionate growth of and appropriately designed development in rural towns that will contribute to their regeneration and renewal, including interventions in the public realm, the provision of amenities, the acquisition of sites and the provision of services.

#### **4.1.2 Evaluation of Consistency**

- 4.10 The proposed housing development on the subject site which is zoned for residential development and in close proximity to the town centre is in accordance with the goals and objectives of the National Planning Framework. A significant segment of the subject site currently exists as brownfield land and the proposals promote regeneration of this infill resource on a brownfield site for appropriately located residential development in accordance with the National Policy Objectives within the NPF.

#### **4.2 South East Regional Planning Guidelines (2010 – 2022)**

- 4.11 The South East Regional Planning Guidelines (SERPG) provide for the implementation of the National Spatial Strategy at regional level. The Guidelines provide an overall strategic context for the Development Plans of each local authority in the South East Region.
- 4.12 The subject lands are located in close proximity to the town centre area of Gorey Town. The town is targeted for growth within the SERPG. The Guidelines state that *‘Enniscorthy, Tramore and Gorey have recently experienced high levels of population growth. These three towns continue to be attractive locations for new residential development. However, care must be taken to ensure that the continued expansion of these urban areas is regulated to ensure that community, social and retail developments keep pace with recent rapid phases of mainly residential development.’*
- 4.13 Urban Consolidation Priorities for these larger towns include:
- 1 *Identify under-utilised, derelict or undeveloped lands within the built-up area through the development plan process.*
  - 2 *Realise opportunities using, for example, the Derelict Sites Act and acquisition of key sites.*
  - 3 *Where sufficient development opportunities within the urban area are not available, consider appropriate extension options having regard to infrastructural constraints and the availability of community services.’*

#### **4.2.1 Evaluation of Consistency**

- 4.14 The subject lands occupy a key location within Gorey as the site is situated on an under-utilised site on the edge of the town centre which partially exists on brownfield land, making it ideally placed for appropriate redevelopment. The proposed development will provide a new high-quality housing development and is consistent with the policy and objectives of the Regional Planning Guidelines in particular its emphasis on the consolidation and growth of large towns.

#### **4.3 Draft Regional Spatial and Economic Strategy**

- 4.15 The Draft Regional Spatial and Economic Strategy (DRSES) was published on the 18<sup>th</sup> of December 2018 and sets out a 12-year strategic development framework for the Southern Region,

with chapters dealing with the Economy, Environment, Connectivity, Quality of Life and Infrastructure.

- 4.16 Section 2.1 of the DRSES notes that by 2040 it is likely that the population of the southern region will grow by 380,000 people to almost two million, which “*will require new jobs and new homes*”.
- 4.17 The draft RSES puts forward a settlement typology as a tailored response for the Region while at the same time responding to the differing requirements of each category and providing the appropriate policy response.

#### 4.3.1 Key towns

- 4.18 Gorey is identified as a “*key town*” in Table 3.2. Key towns are noted as comprising large or strategically located towns which have an accessibility and influence in a regional or sub regional context.
- 4.19 According to the DRSES, the framework for identifying Key Towns is provided in National Policy Objective 9 of the NPF. The Key Towns reflect differing urban structures across the Southern Region and are based on their strategic role and location.
- 4.20 The DRSES comments that Key towns “*play a critical and strategic role in underpinning the strategy and ensure the consolidation and spread of growth beyond the cities to the sub regional level.*”
- 4.21 The DRSES notes that :-

*“d. It is an objective to support and promote Placemaking in all Key Towns to include public realm regeneration and urban renewal initiatives.*

*d. It is an objective to support and promote Placemaking in all Key Towns to include public realm regeneration and urban renewal initiatives.*

*g. Increasing population growth in all Key Towns should be planned on a phased basis in collaboration with Irish Water and the local authority to ensure that the assimilative capacity of the receiving environment is not exceeded and that increased wastewater discharges from population growth does not contribute to degradation of water quality and avoids adverse impacts on the integrity of water dependent habitats and species within the Natura 2000 network.”*

- 4.22 The following are the attributes outlined in the Draft RSES for Gorey:-
- *Strong National and International connectivity linking to Rosslare Europort, Dublin City and Airport, towns of County Wexford and Wicklow and the Eastern Economic Corridor;*
  - *A strong vibrant town centre with renowned fashion retail, food and cultural services;*
  - *Recreational assets of Courtown Harbour and beaches, Marlfield House, attractive countryside, amenities, and good quality of life;*
  - *Developing affordable housing capacity on service lands within the town;*
  - *Property solutions to facilitate economic development including the M11 Business park/ Hatch Lab, Gorey Business Park and Ballyloughlan Business Park;*
  - *Wastewater treatment capacity capable of accommodating population and economic growth.*

- 4.23 The Regional Policy Objective (RPO) 22 for Gorey seeks the following:-

- a. To strengthen the role of Gorey Town as an economic driver, leveraging its strategic location and accessibility to Rosslare Europort / proposed connection to Dublin -Belfast Eastern Economic Corridor (port, rail and road), build upon its inherent strengths including digital connectivity, skills, innovation and enterprise, tourism, culture and retail services.
- b. To encourage and facilitate strategic employment development to allow Gorey Town to become more self-sufficient in terms of employment including development of opportunity sites and property solutions.
- c. To strengthen 'steady state' investment in existing rail infrastructure to ensure its continued renewal and maintenance to high level in order to provide quality levels of safety, service, accessibility and connectivity including improved frequency and journey times.
- d. To seek investment in sustainable transport measures through a Local Transport Plan to include a public transport hub/inter-change, new road bridges over the railway line (at Ballytegan and at Ramstown/ Knockmullen) and improved pedestrian and cycling infrastructure.
- e. To improve the public realm and attractiveness of the Town Centre as a place to live, work and visit through key urban regeneration projects / environmental improvement schemes.
- f. To support the delivery of the infrastructural (including education, amenity, social and cultural) requirements identified for Gorey to keep pace with population growth.
- g. It is an objective to support the delivery of the infrastructural requirements identified for Gorey subject to the outcome of the planning process and environmental assessments.

#### **4.3.2 Evaluation of Consistency**

- 4.24 The proposed development which is located in a key town will deliver upon the objective of the consolidation of growth within the defined settlement of Gorey.

#### **4.4 Urban Development and Building Heights (December 2018)**

- 3.1 The Urban Development and Building Heights contain SPPR 4 which requires:-

*"It is a specific planning policy requirement that in planning the future development of greenfield or edge of city/town locations for housing purposes, planning authorities must secure:*

- 1. the minimum densities for such locations set out in the Guidelines issued by the Minister under Section 28 of the Planning and Development Act 2000 (as amended), titled "Sustainable Residential Development in Urban Areas (2009)" or any amending or replacement Guidelines;*
- 2. a greater mix of building heights and typologies in planning for the future development of suburban locations; and*
- 3. avoid mono-type building typologies (e.g. two storey or own-door houses only), particularly, but not exclusively so in any one development of 100 units or more."*

#### **4.4.1 Evaluation of Consistency**

- 3.2 The proposed development provides an appropriate density in compliance with the Sustainable Residential Development in Urban Areas (2009) at 37 units per hectare (net).
- 4.25 The proposal includes for a mix of building heights and typologies, including, apartments, terraced houses, semi-detached houses and detached houses.

#### **4.5 Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009)**

- 4.26 The role of the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas is to ensure the sustainable delivery of new development throughout the country.
- 4.27 The Guidelines identify locations where increased densities should be promoted in the interests of sustainable development. Such locations include outer suburban / greenfield sites, such as the subject lands. Outer suburban / greenfield lands are encouraged for development at densities in the region of 35-50 dwellings per hectare.

##### **4.5.1 Evaluation of Consistency**

- 4.28 The proposed density of 37 units per hectare is in excess of the recommended minimum of 35 units per hectare. The subject site is located within walking distance to Gorey town centre and the proposed density is therefore considered appropriate.
- 4.29 The Design Manual sets out a series of 12 criteria which it recommends should be used in the assessment of planning applications and appeals. The 12 criteria are set out in the Response Document included in the SHD application and the Architectural Design Statement, prepared by Strutec.

#### **4.6 Quality Housing for Sustainable Communities' (2007)**

- 4.30 The Department's Best Practice Guidelines entitled '*Quality Housing for Sustainable Communities*' promotes high standards in the design and construction and in the provision of residential and services in new housing schemes.
- 4.31 This SHD planning application to An Bord Pleanála is accompanied by a Housing Quality Assessment document prepared by Strutec Architects which demonstrates the consistency of the proposed development with the relevant standards in the Quality Housing for Sustainable Communities document and the County Development Plan, where relevant.

##### **4.6.1 Evaluation of Consistency**

- 4.32 The proposed development has had regard to this departmental policy in its design and development and is observed to promote a high-quality residential scheme which makes optimum use of an area of brownfield land in a strategic location and promotes a sense of community.

#### **4.7 Design Manual for Urban Roads and Streets (DMURS) (2013)**

- 4.33 The Design Manual for Urban Roads and Streets (DMURS), 2013, sets out design guidance and standards for constructing new and reconfiguring existing urban roads and streets in Ireland. It also outlines practical design measures to encourage more sustainable travel patterns in urban areas. A DMURS compliance statement is included with the SHD application.
- 4.34 DMURS aims to end the practice of designing streets as traffic corridors, and instead focus on the needs of pedestrians, cyclists, and public transport users. The Manual sets out design guidance and standards for constructing new and reconfiguring existing urban roads and streets in Ireland. Incorporating good planning and design practice and focus on the public realm, it also outlines practical design measures to encourage more sustainable travel patterns in urban areas. The principal design guidance of DMURS has been considered in the design of this development. The proposed development seeks to prioritise pedestrian and cyclists throughout and around the site in accordance with the policies set out in DMURS.

#### 4.7.1 Evaluation of Consistency

- 4.35 The street and building design of the proposed development has had regard to the recommendations of DMURS as it includes proposals for buildings fronting onto streets, a mix of curtilage and on-street car parking, raised surfaces at locations within the scheme and the creation of a pedestrian and cycle friendly urban environment.
- 4.36 The proposed road hierarchy has been developed in accordance with DMURS principles as it consists of the north south link street at the top of the hierarchy, a network of local roads providing link streets and finally shared surface streets which provide access to the housing. The link street has been laid out as an urban avenue with significant tree planting and other appropriate landscaping. A number of entrances from the link street are proposed to provide access to the housing via a network of secondary streets.
- 4.37 The site layout encourages permeability through appropriate block sizes and a looped system where most streets lead on to other streets. DMURS notes that permeable layouts provide more frequent junctions which have a traffic calming effect as drivers slow and show greater levels of caution. The site layout demonstrates that the proposal has adopted this principle by incorporating a highly permeable road network with numerous junctions and road bends.
- 4.38 Cul-de-sacs have also been kept to a minimum to encourage connectivity and permeability throughout the development. Linkages are proposed to encourage and improve connectivity in the wider area.
- 4.39 In addition, the design of the internal access roads includes a number of restrictive road bends and traffic calming measures which will ensure low vehicular speeds through the site protecting the vulnerable road users. DMURS also suggests that measures should be considered that reduce the dominance of the vehicle in favour of pedestrian and cyclists having dominance within a street.
- 4.40 Long straight stretches of road are avoided where possible and gentle curves and other traffic calming measures are utilised in road sections which respond to topography, layout requirements and guidance within DMURS. The Design Manual for Urban Roads and Streets notes that drivers are more likely to maintain lower speeds over shorter distances than over longer ones, and the proposed road layout reflects this.
- 4.41 The proposed development further develops the permeability and accessibility in proximity to a public transport corridor and improves accessibility in the area by providing a highly permeable development with connectivity to the wider area such as the zoned lands to the north (as set out in the Creagh Neighbourhood Framework Plan) for vehicles, cyclists and in particular pedestrians.

#### 4.8 Guidelines for Planning Authorities on 'The Planning System and Flood Risk Management (November 2009)'

- 4.42 The Planning System and Flood Risk Management Guidelines were published by the Minister for the Environment, Heritage & Local Government in November 2009 under Section 28 of the Planning & Development Act 2000 (as amended).

#### 4.8.1 Evaluation of Consistency

- 4.43 In order to comply with these Guidelines a Site-Specific Flood Risk Assessment has been prepared by IE Consulting.

*“Overall, the flood risk to the proposed development site is LOW. In consideration of this analysis, development of the site is not expected to result in an adverse impact to the hydrological regime of*



*the area or to increase flood risk elsewhere and is therefore considered to be appropriate from a flood risk perspective.”*

#### **4.9 Guidelines for Planning Authorities on Childcare Facilities (2001)**

4.44 Guidelines for Planning Authorities on Childcare Facilities (2001) indicate that Development Plans should facilitate the provision of childcare facilities in appropriate locations. These include larger new housing estates where planning authorities should require the provision of a minimum of one childcare facility with 20 places for each 75 dwellings.

##### **4.9.1 Evaluation of Consistency**

4.45 The proposed development will provide for an on-site childcare facility on the adjoining ‘CE’ – Community and Education zoned lands comprising a single storey building of some 554 sq. m. which will cater for c. 100 children.

#### **4.10 Design Standards for New Apartments 2018**

4.46 This SHD application is accompanied by a Housing Quality Assessment (HQA) document prepared by Strutec Architects which demonstrates the consistency of the proposed development with the relevant quantitative standards.

##### **4.10.1 Evaluation of Consistency**

4.47 The HQA illustrates in tabular format how each apartment meets or exceeds the relevant standards for example in respect to apartment size, internal areas, storage dimensions, private open space, dual aspect etc.

4.48 The proposed apartment buildings and residential units are considered to be suitably located on the subject site, integrated within the landscape and well connected to adjacent facilities including services and amenities in the town centre, and will provide a high-quality residential development on the subject site.

#### **4.11 Draft Water Services Guidelines for Planning Authorities 2018**

4.49 The Draft Water Services Guidelines for Planning Authorities were published in January 2018 by the DoHPLG, which sets out a clear structure for actively managing the interface between spatial planning and development and water services planning. The Water Services Guidelines for Planning Authorities have been prepared by the Department of Housing, Planning and Local Government in consultation with Irish Water.

4.50 These Guidelines are issued by the Minister for Housing, Planning and Local Government under Section 28 of the Planning and Development Act 2000 (as amended). Planning Authorities and, where applicable, An Bord Pleanála are required to have regard to the Guidelines in the performance of their functions under the Planning Act.

4.51 Section 5 sets out development management guidance in respect of developments. The Draft Guidelines note that applications *“should indicate if it is intended to connect to Irish Water’s water supply and / or wastewater networks, whether a pre-connection enquiry has been made to Irish Water and where available a copy of the Confirmation of Feasibility (see 5.4) issued by Irish Water should be included with the application.”*

##### **4.11.1 Evaluation of Consistency**

- 4.52 A pre-connection enquiry application was submitted to Irish Water and we refer the Board to the enclosed letter from Irish Water dated the 10th November 2017 confirming that a connection to the Irish Water network can be facilitated. The proposal also includes for the provision of the sewerage connection of c. 1.1 km along the Arklow Road (R772).
- 4.53 We refer the Board to the Statement of Design Acceptance (Customer Reference No. 8042651993) dated the 6<sup>th</sup> of February 2019 which is enclosed with the SHD application.
- 4.54 The Draft Guidelines state that it is a requirement for Strategic Housing Development applications to contain evidence that Irish Water has confirmed that it is feasible to provide the appropriate service or services and that the relevant water network or networks have the capacity to service the development.

## **5.0 LOCAL PLANNING POLICY**

- 5.1 This section of the planning report provides an account of the relevant local planning policy documents relating to the Wexford County Development Plan 2013-2019 (Wexford CDP) and the Gorey Local Area Plan 2017-2023.

### **5.1 Wexford County Development Plan 2013-2019**

- 5.2 The site is located within the administrative area of Wexford County Council and is therefore subject to the land use policies and objectives of the Wexford County Development Plan 2013-2019.
- 5.3 The settlement hierarchy centres on developing the role of Wexford Town as the Hub, supported by the county's other three larger towns New Ross Town, Enniscorthy Town and Gorey Town. The large growth towns of Gorey, New Ross and Enniscorthy are anticipated to accommodate 40% of the County's population growth up to 2022.
- 5.4 The County Development Plan notes that: *"With regard to Enniscorthy and Gorey the SERGPs states that these towns have recently experienced high levels of population growth and that they will continue to be attractive locations for new residential development. However, it is cautioned that care must be taken to ensure the continued expansion of these urban areas is regulated to ensure that community, social and retail developments keep pace with recent rapid phases of mainly residential development"*.

#### **5.1.1 Core Strategy and Settlement Strategy**

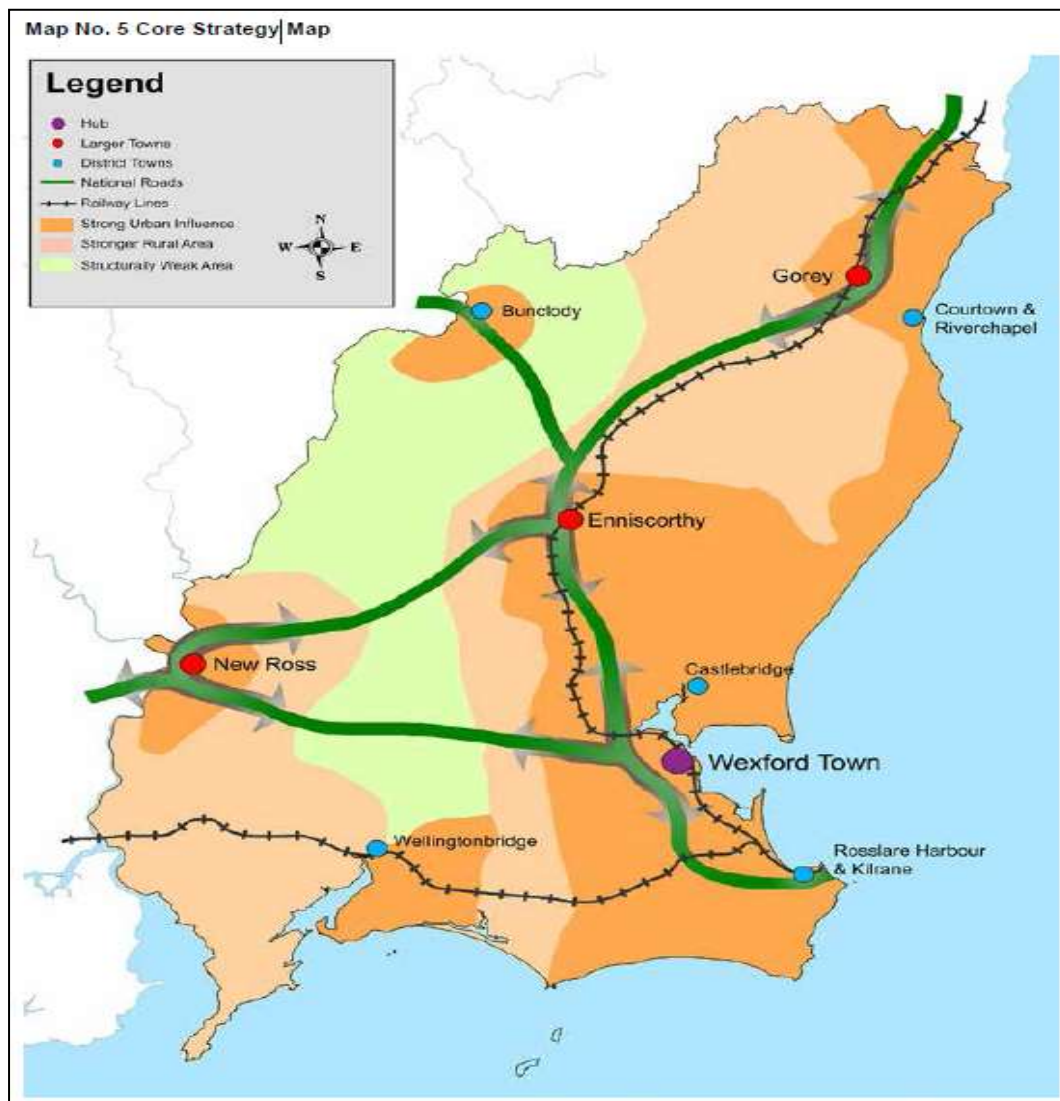
- 5.5 The purpose of the Core Strategy for is to ensure that the county develops as a sustainable balanced settlement with appropriate amounts of residential, economic, tourism and recreational development. The Core Strategy takes account of the housing allocations contained within the 2010-2022 South East Regional Planning Guidelines and identifies a total housing allocation figure for Gorey of c.2,420 units for the period 2011 - 2019 (or an average of 269 residential units per annum) as shown below.

**Figure 5.1 – Core Strategy Population Allocation and Housing Land 2011 – 2019**

Table No. 10 Core Strategy Population Allocation and Housing Land 2011-2019

	Core Strategy Population Allocation <sup>a</sup>	Housing Requirement (Ha) <sup>b</sup>	Housing Yield (Units) <sup>c</sup>	Existing Zoning (Ha) <sup>d</sup>	Housing Yields (Units) <sup>e</sup>	Shortfall/ Excess (Ha) <sup>f</sup>
County (Total)	15,754	787.49	9,344.1	1,118	22,360	+330.51
Wexford Town	5,026	180.68	2,409.11	398	7,960	+217.32
Larger Towns						
Enniscorthy	2,101	92.75	1,060.04	379	7,580	+286.25
New Ross	2,101	87.12	995.75	39	780	-48.12 <sup>g</sup>
Gorey	2,101	89.46	1,022.48	121	2,420	+31.54
District Towns						
Bunclody	251	11.61	132.63	75.5	1,510	+63.89
Castlebridge	134	7.91	90.16	NA	NA	NA
Rosslare Harbour and Kilrane	244	11.55	131.9	11.8	236	+0.25
Courtown	355	20.95	238.78	NA	NA	NA
Wellingtonbridge	88	3.44	39.28	NA	NA	NA
Strong Villages, Smaller Villages and Rural Areas	3,351	282.02	3,223.97	93.7	1,874	-188.32 <sup>h</sup>

Figure 5.2 – Core Strategy Map from Wexford County Development Plan 2013 - 2019



5.1.2 Sustainable Neighbourhoods; Public Realm and Urban Design Statements

- 5.6 Objective HP01: seeks to promote Universal Design. The proposed development represents a universal design that is easily accessed and will cater towards a wide demographic in terms of age providing ground floor apartments and a mix of units which will cater for a wide range of future residents. The proposed development represents a sustainable neighbourhood as it is located close to the social, community, commercial and administrative services of Gorey's core retail area. The adjoining CE Community zoned land will provide (in the future) a nursing home, sheltered accommodation and a medical centre, which will provide social infrastructure for the subject lands and the wider north Gorey area.
- 5.7 Objective HP06: seeks to *'ensure that all new housing developments provide a high-quality living environment with attractive and efficient buildings which are located in a high-quality public realm and which are serviced by well-designed and located open space.'* The landscape report and drawings prepared by Murray Associates and submitted in conjunction with this application demonstrate that the public realm as well as the private and communal open space that are provided within the proposed development are of a high quality and are well designed.
- 5.8 Objective HP07 requires developments with over 10 houses to be accompanied by an Urban Design Statement. This application is accompanied by a Design Statement prepared by Strutec Architects.
- 5.9 Objective HP08: seeks to ensure the density of residential developments is appropriate to the location of the proposed development to ensure that land is efficiently used. It is submitted that a proposed density of 37 units per ha is appropriate for a site given its location within close proximity to Gorey town centre, and to a number of public transport modes such as rail and bus services located within the town centre.
- 5.10 Objective HP10 seeks 'to require that 20% of all land zoned for residential use, or for a mixture of residential and other uses, be reserved for the purposes of Part V. The proposed development provides for 34 no. units for social housing in accordance with this provision.
- 5.11 In reference to Objectives HP14 and HP15, the proposed mix of units including the apartments/duplex apartments will assist in the delivery of a sustainable number of units which are located close to the town centre and its associated amenities. As such the proposed development is consistent with the above.
- 5.12 Houses are adaptable in various ways and can be expanded into the back garden for additional living and bedroom area. At least 10% of the units will conform fully to LTH standards, to ensure long-term adaptability (in accordance with objectives HP20 and HP21). An adaptability report is included with the SHD application.

### **5.1.3 Transportation**

- 5.13 Objective T01 TO2 and T010 seek to encourage sustainable transport principles outlined in Smarter Travel 2009 and to integrate land use and transport to reduce reliance on car-based travel and to promote more sustainable transport choices. The proposed development provides for cycle routes and permeability through the site which will link to the town centre to the amenities and services, encouraging sustainable modes of transport.
- 5.14 Objective T23 requires that a Traffic and Transportation Assessment (TTA) is undertaken for larger proposed developments. This SHD application includes a Traffic and Transport Assessment prepared by Roadplan Consulting.

### **5.1.4 Infrastructure**

- 5.15 Objective WW01 seeks to ensure all wastewater generated is collected, treated and discharged after treatment in a safe and sustainable manner. A pre-connection enquiry application was submitted to Irish Water and we refer the Board to the enclosed letter from Irish Water dated the 10th November 2017 confirming that a connection to the Irish Water network can be facilitated.
- 5.16 Objectives SWM01, SWM02 SWM03, & SWM04 seek the incorporation of Sustainable Urban Drainage Systems into the design of new development. We refer the Board to the enclosed Engineering Report prepared by IE Consulting, which sets out the drainage infrastructure proposed. The proposed surface water drainage network has been designed in accordance with the Greater Dublin Strategic Drainage Study (GDSDS) Regional Drainage Policies, Volume 2 New Development.
- 5.17 The proposal includes for the upgrade of a wastewater connection from the subject site to the Arklow Road along the public road. The design of which has been agreed with Irish Water.

### 5.1.5 Flood Risk Assessment

- 5.18 Objective FRM04 seeks that all development proposals to comply with the requirements of the Planning System and Flood Risk Management Guidelines for Planning Authorities (DEHLG and OPW, 2009). It is noted a Site-Specific Flood Risk Assessment has been prepared by IE Consulting and is included in the SHD application.

### 5.1.6 Heritage

- 5.19 Objectives NH01, NH02 seek to conserve and protect designated sites, e.g. SACs/cSACs, SPAs, NHAs/pNHAs, County Geological Sites etc. An Appropriate Assessment screening report, prepared by Panther Environmental is included with this SHD application, which concludes that:-

*“given that there is no direct hydrological link between the proposed development that there will be no significant effects on the Natura 2000 network as a result of the proposed development, by itself or in combination with other developments, and an Appropriate Assessment is not warranted. Screening establishes that the proposal would not adversely affect the integrity of a European site.”*

- 5.20 NH04, NH05 NH06, NH07 seek to protect ecological networks/corridors of local biodiversity value outside designated sites, e.g. traditional field boundaries, ponds or small woods and to protect trees and woodlands of particular amenity and nature conservation. Protect woodlands and hedgerows from damage and/or degradation.
- 5.21 With reference to the boundaries, Overall, there will be an increase of approximately 316 metres of native hedgerow on the boundary with Ramsfort Park Forest, with a further 521 linear metres being rehabilitated and enhanced (both the western boundary with Fort Road and the northern boundary adjacent to the neighbouring development site). Therefore, there is a total of 837 linear metres of native hedgerow associated with the development. Across the site there will also be approximately 340 no. new native and non-native trees planted.
- 5.22 The existing hedgerow boundary in this location (387 linear metres) consists of a few unmanaged native species (Hawthorn, Holly and Gorse) with large areas overgrown with Bramble, Ivy and Bracken. Elsewhere, large gaps are present in the fabric of the hedge.
- 5.23 Proposals for the existing hedgerow allow for the rehabilitation of this boundary. The existing bramble and ivy will be cleared, with new native hedgerow species planted to fill in the gaps evident in the existing hedgerow.

- 5.24 Although the 7 no. trees are required to be removed, the existing hedgerow will remain intact. The 7no. existing trees along the northern boundary will be replaced by 26no. semi-mature native trees (Lime - *Tilia x europaea*, 30-35cm girth).
- 5.25 This portion of the site is adjacent to the existing Coillte-owned Ramsfort Park Forest. The existing boundary vegetation of juvenile oak trees will not be affected by the proposed development. The boundary treatment proposed is a wire mesh fencing with steel pole supports.
- 5.26 Along the western boundary with Fort Road it is proposed to retain, where possible, the existing specimen trees (Ash, Oak and Beech). 15no. trees will be removed due to the development roadway and cycleway. Many of these existing trees are of fair to poor quality. This current hedgerow will be rehabilitated by removing the Bramble (*Rubus sp.*) and Ivy (*Hedera sp.*) and reinforcing the existing hedgerow planting of Hawthorn (*Crataegus monogyna*) with mixed native hedgerow underplanting.
- 5.27 The existing Leyland Cypress (*Cupressus x leylandii*) planting to the south of the site, adjacent to the north of Ashwood Grove, is proposed to be removed to allow for the development. There will be a solid boundary wall of 2 metres in height between the dwellings on Ashwood Grove and the proposed rear gardens of the development in this area.
- 5.28 The overall Masterplan seeks to strengthen the green infrastructure network through the incorporation of a strong spine of open space centrally within the scheme.
- 5.29 Objectives GI04, GI05 GI06, GI07 relate to Green Infrastructure and to ensure the principles of Green Infrastructure (GI) and the County GI Strategy inform the design and layout of developments. The proposed development has been designed to incorporate as far as possible the existing hedgerows and the removal of hedgerows has been kept to a minimum.
- 5.30 With reference to Archaeology objectives (AH04, AH06, AN10), it is noted that there are no recorded monuments within the subject lands. The Archaeology assessment undertaken by Shanarc Archaeology identifies that the southern boundary of the site comprises an historic Townland/Civil Parish Boundary and it is proposed that this boundary is to be retained, where possible.

#### **5.1.7 Recreation, Sport and Public Rights of Way**

- 5.31 Objectives RS09 and RS10 seek the inclusion of high-quality play and recreational facilities to be included in new housing development over 75 dwellings.
- 5.32 In compliance with the above, the play strategy (as outlined in the Landscape Design Statement prepared by Murray Associates), within the development is to incorporate a formal fenced play area of approximately 300 square metres (10-12 equipment pieces) in the central neighbourhood park with other natural play areas within the park and other local open spaces. Within the neighbourhood park there is also a 40-metre x 20-metre informal kickabout space.

#### **5.1.8 Social Inclusion and Community Facilities**

- 5.33 Objectives CF01, CF9 and CF10 seek that community facilities to be physically integrated with residential and employment areas and provided concurrently with new residential development.
- 5.34 Our client's overall landholding includes Community and Education, which is located adjacent to the proposed strategic housing development lands. The current proposal to the Board includes for a creche of approximately 554 sq. m which will cater for c. 100 children.

5.35 Separately, the emerging proposals for the adjacent lands under the control of AMIL properties, is to include for a range of community-based uses such as a 2 storey nursing home, (c. 60 bedrooms & 3,000 sq. m), a 2 storey mixed medical centre building (c. 2,000 sq. m), and sheltered accommodation.

### 5.1.9 Development Management Standards

5.36 Chapter 18 of the Wexford County Development Plan sets out development management standards for proposed residential development, including those relating to residential developments; open space; landscape. The proposed development has been prepared to comply with all the relevant standards.

#### 5.1.10 Density

5.37 The Development Plan states that *'in achieving the appropriate density of residential development, the Council will have regard to'*:

- *The location, characteristics and context of the site*
- *The overall design quality of the proposed development*
- *The need for inclusivity with a variety of housing types and sizes being provided within each neighbourhood*
- *The need to maximise returns on public infrastructure investment and to ensure the satisfactory operation of private infrastructure where required*
- *The need to create critical mass for local businesses, services and public transport*
- *The need to reduce reliance on the private car for all journeys*
- *Compliance with Plans, supplementary guidance or other site-specific guidance documents produced by/with the Council*
- *Government guidance*

5.38 The proposed development has a density of 37 units per hectare which is considered to be appropriate given the site's location within 700-1,000 metres from the town centre.

#### 5.1.11 Public open space

5.39 The Plan states that all applications for residential development shall be accompanied by information on public open space which outlines:

- The criteria used in the proposed location, design, siting and function of the public open space area(s) proposed;
- Existing public open space facilities in the vicinity;

5.40 The Landscape Plan and Design Report prepared by Murray Associates which accompanies this SHD application request provides details of the above.

5.41 The Council will generally require that useable public open space shall be generally be provided at a rate of around 1 hectare per 150 dwellings or 10% of the site area (whichever is the greater) but the Council may accept or require a lower or greater provision depending on the location and characteristics of the site, the overall design quality of the development and open space proposed, and the availability or otherwise of existing open space provision nearby. Financial contributions for community use may be accepted where open space provision below the normal requirement is considered.

5.42 With reference to the delivery of neighbourhood parks, the Gorey LAP notes that *"In general, a total of 15% public open space will be required for residential schemes **and this shall include the***

***zoned Neighbourhood Parks as identified in the open space strategy.*** *This open space must be developed in tandem with the residential scheme.” (emphasis added).*

- 5.43 The proposed development provides c. 15 % of Public Open Space within the development, which includes the zoned neighbourhood park areas as identified in the open space strategy which is considered appropriate having regard to the context of the subject site and substantial adjoining public spaces outlined above. The landscape plans also show how the lands could integrate with the Council open space area to the south, as part of separate works to be undertaken by the Local Authority, which would, if implemented provide further enhanced open space to the under-utilised area, which currently exists..
- 5.44 We would also highlight that the subject lands are in close proximity of the circa 60ha Town Park to the south (185 metres) and Ramsfort Park Forest immediately adjacent to the east. Both of these open spaces are considered Hub Open Spaces (Gorey Local Area Plan 2017-2023, page 55). These are the highest level of open space within the environs of Gorey and are intended as destination spaces for all residents of the town. The Town Park is currently undergoing a €1,200,000 revamp contributing to the creation of a high-quality public park and recreational area, while Ramsfort Park Forest (in consultation with Coillte and local groups) will potentially be developed into an amenity area with associated trails for pedestrians and cyclists. There will be a direct pedestrian linkage with Ramsfort Park Forest from the neighbourhood park within the development and 2km of new pedestrian walkways now provided.

#### **5.1.12 Local Facilities**

- 5.45 The Council may require developers of housing estate developments, especially in some of the smaller settlement areas, to submit a report that provides an assessment of the likely impact of their development in relation to (amongst others):
- The need for community/health facilities;
  - Accessibility to community facilities and services;
  - Public transport facilities and services;
  - Crèche/ childminding facilities;
  - Educational facilities and provision;
  - Recreation and sport facilities and provision.
- 5.46 The adjoining lands under the control of the applicant are zoned CE for community uses, and concurrent proposals include for a medical centre, sheltered housing, and a nursing home. The current proposal to the Board includes a creche of 554 sq. m. The extensive open space proposals are already outlined.

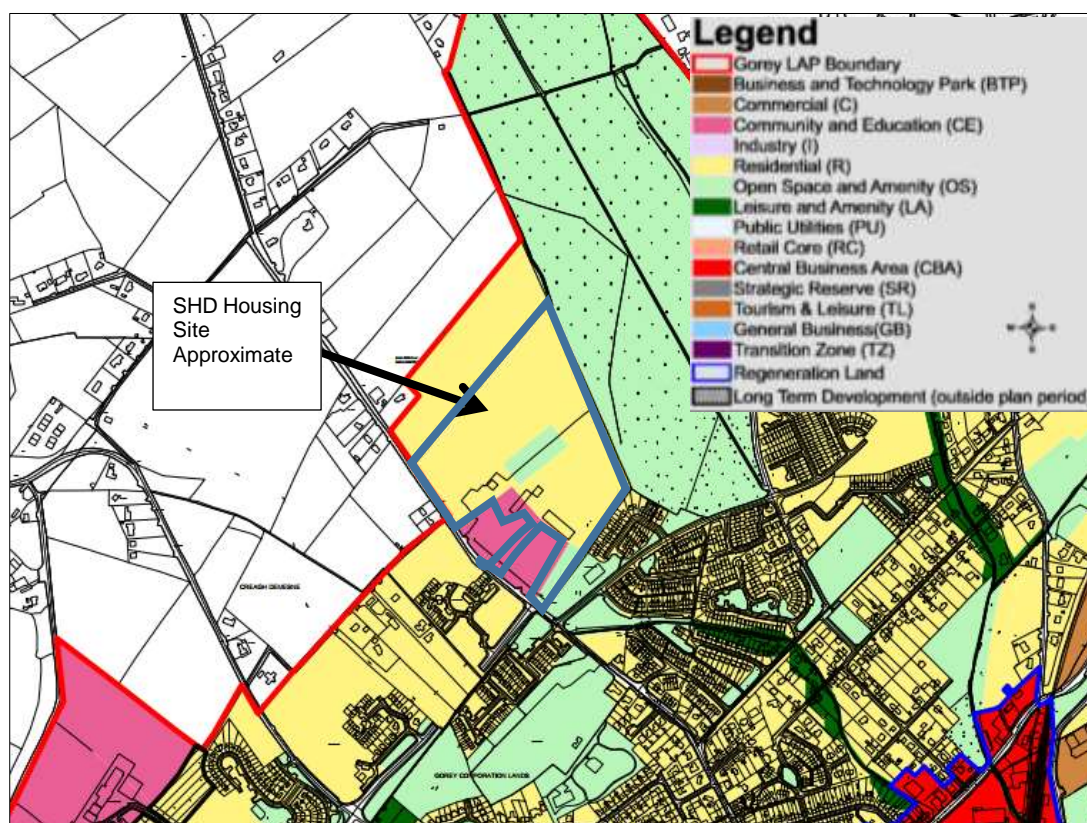
#### **Design of Dwelling Houses/Apartments**

- 5.47 The CDP requires that all new dwellings to meet the minimum quantitative target standards on overall and room sizes, private open space, etc. The proposed scheme is fully compliant with and exceeds these standards. The housing quality audit prepared by Strutec architects provides a detailed breakdown of room sizes, unit sizes, private open space and storage space.

#### **5.2 Gorey Town and Environs Local Area Plan 2017-2023**

- 5.48 The Gorey Town and Environs Local Area Plan 2017-2023 (Gorey LAP) was made on the 10th of April 2017.



**Figure 5.3 – Zoning Map (Gorey Local Area Plan)**

5.49 The subject site is zoned for 'Residential' (R) and 'Open Space and Amenity' (OS).

*'Residential (R) 'To protect and enhance the residential amenity of existing and developed communities and to provide for new residential development, associated residential services and community facilities''*

5.50 According to the Land Use Matrix in Section 11.3 of the Gorey LAP, residential is a permitted in principle use.

*Open Space (OS) 'To protect and provide for recreation, open space and amenity areas'*

5.51 The development of the subject site for housing and open space provision is in accordance with the zoning objectives as set out in the Gorey LAP.

### 5.2.1 Housing and Social Infrastructure Delivery

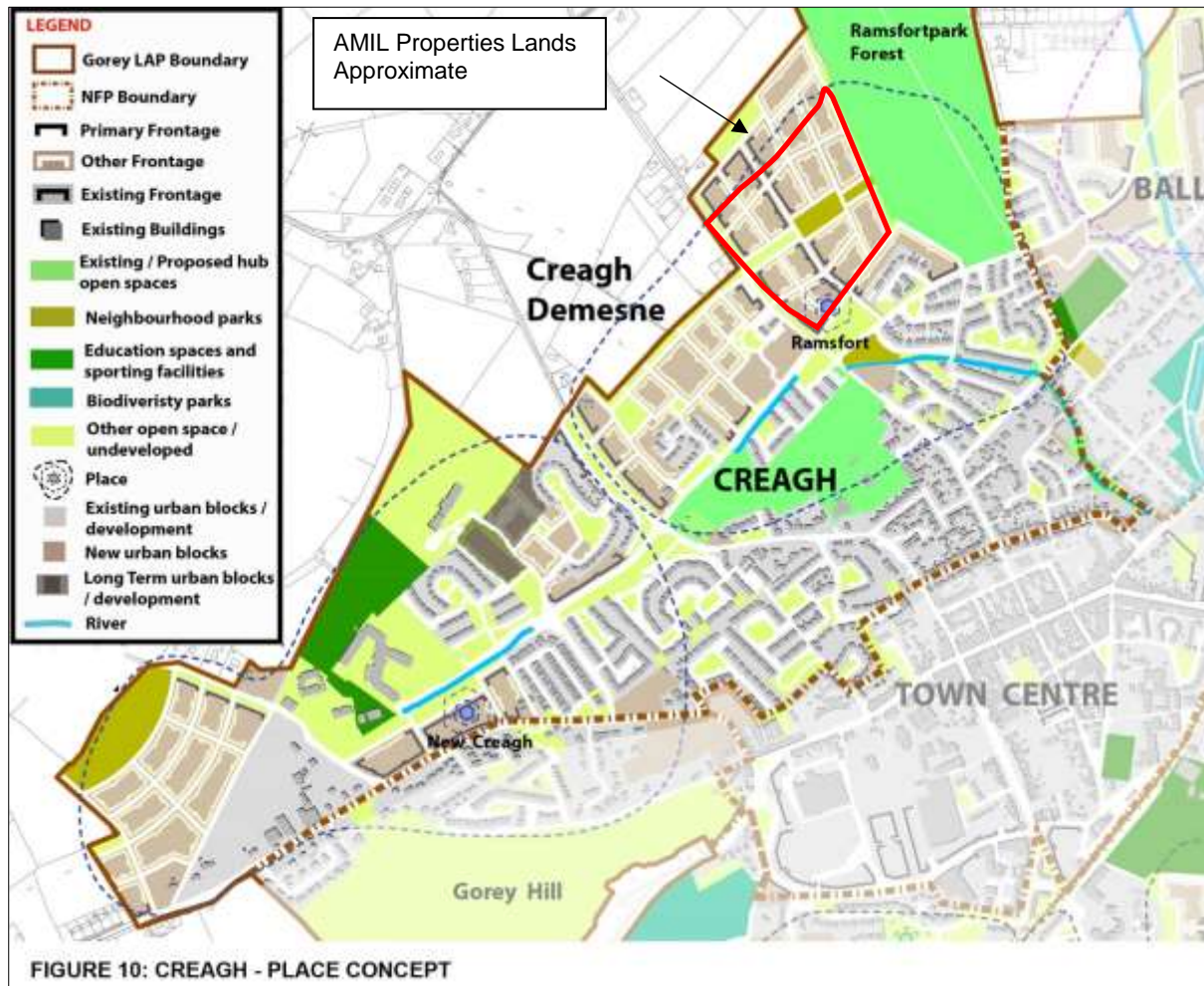
5.52 Section 2.4 of the LAP states that residential land should be developed in a sequential manner linked with and in tandem with the delivery of necessary infrastructure such roads, footpaths, cycleways, open space, education and recreational amenities. The phased development of individual schemes, including residential, will also be linked to the delivery of necessary infrastructure.

5.53 In accordance with Policy H03, the proposed development will provide the appropriate infrastructure as they are relevant to the subject site, to serve the development which is identified on maps 3 and 4 and in Appendices 1 and 2 of the Gorey Local Area Plan.

**5.2.2 Policy H04 Neighbourhood Framework Plan**

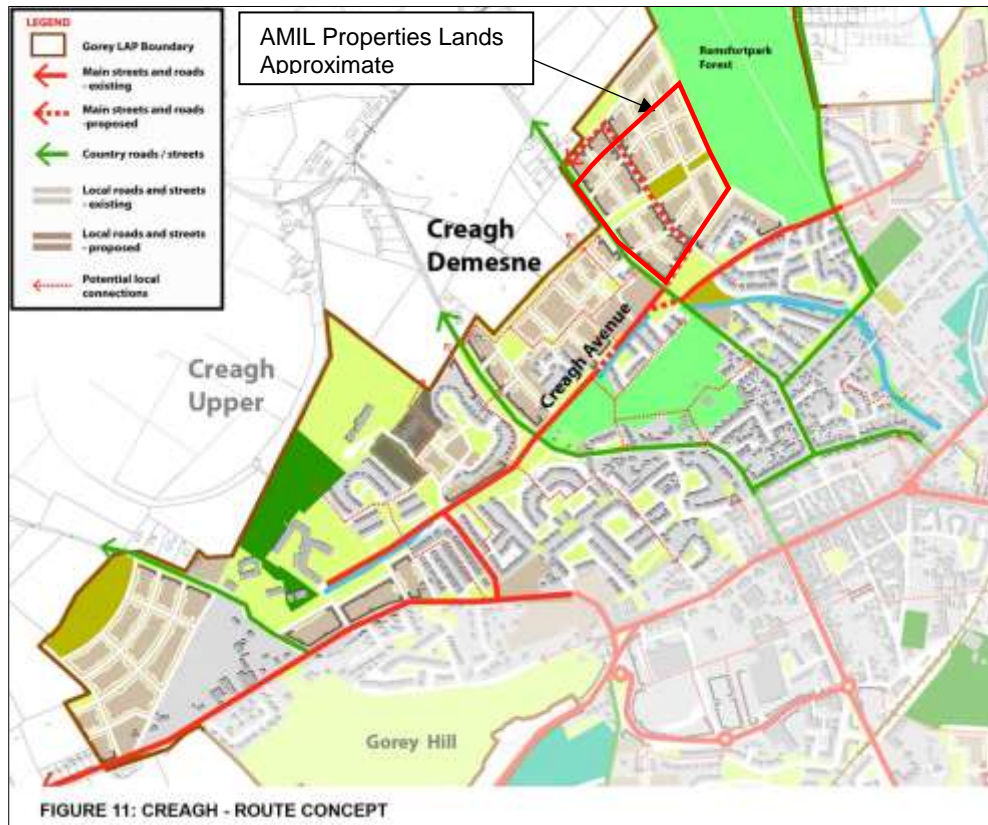
5.54 Policy H04 requires for planning applications for residential development to demonstrate how the scheme complies with the Neighbourhood Framework Plan (NFP) in terms of form, density, linkages and open space provision. The following are extracts of the NFP as they relate to the subject site.

**Figure 5.3 – Creagh Neighbourhood Framework Plan Area**

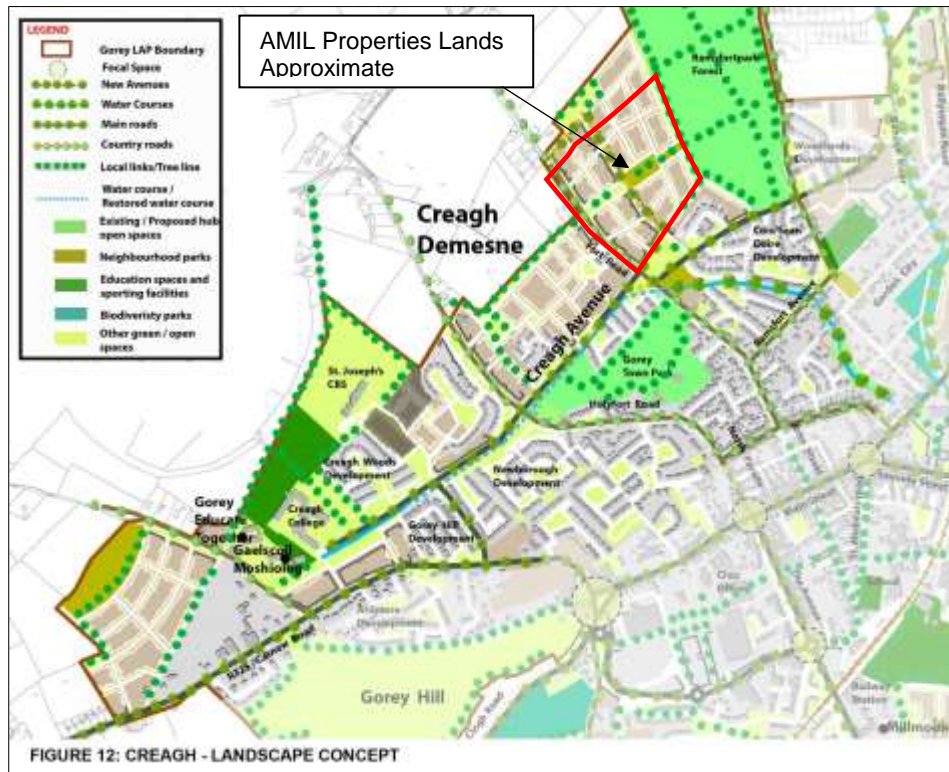


5.55 Neighbourhood Framework Plans (NFPs) set out detailed urban design objectives and key components for key areas of the town, which includes the lands at Creagh Demesne.

**Figure 5.4 – Creagh Neighbourhood Framework Plan Area - Movement**



**Figure 5.5 – Creagh Neighbourhood Framework Plan Area – Green Routes**



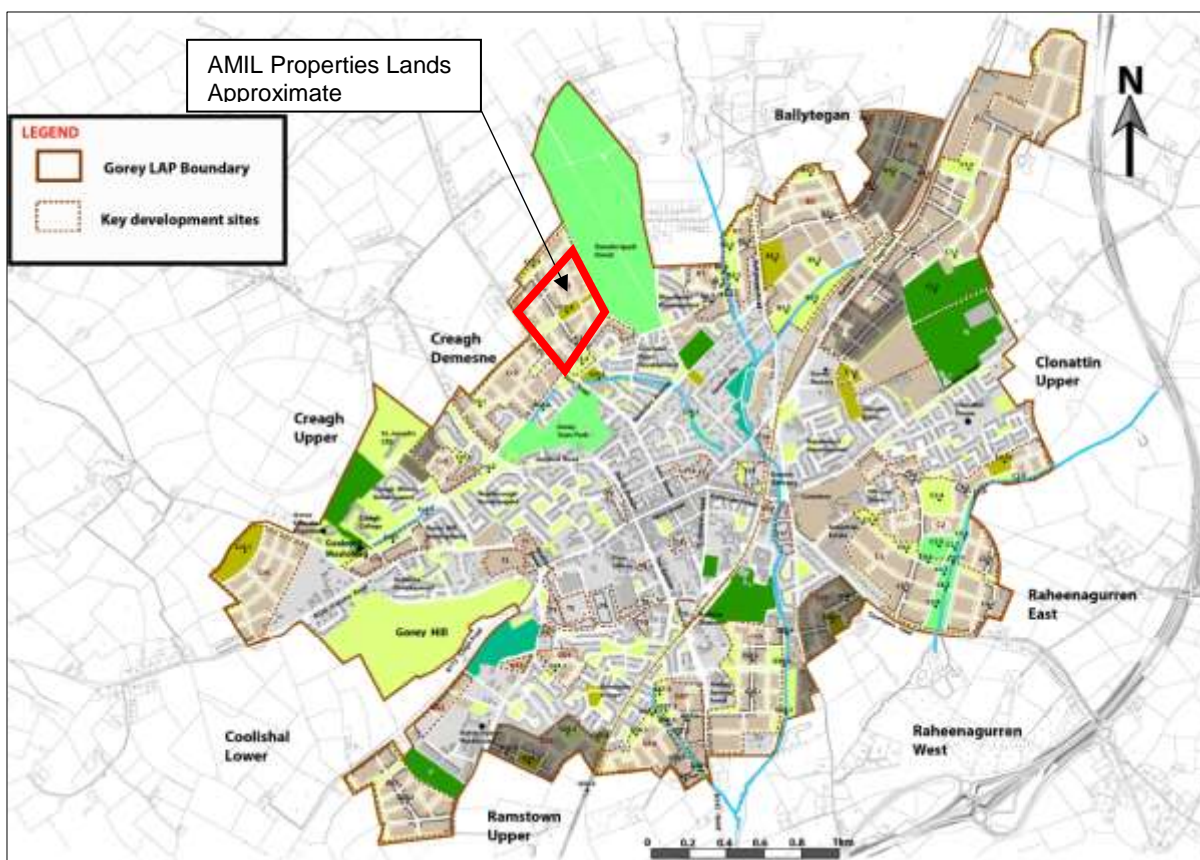
**Figure 5.6 – Creagh Neighbourhood Framework Key Objectives**

Table 6 - Key Objectives	
1. To provide new local community spaces for the main development areas of Ramsfort and New Creagh.	2. To complete the orbital connection between the radial country roads, currently provided by the Inner Relief Road and to upgrade its layout and design to provide a new avenue (Creagh Avenue).
3. To provide new connections between existing and new developments in selected locations in the area to address issues of poor local level access and permeability	4. To enhance the current role of the country roads as green routes, by retaining established landscape features and adding new pedestrian and cyclist facilities.
5. To require more attractive, functional and permeable street and space layouts in new development, with careful attention paid to all aspects of street and space design, in accordance with the Design Manual for Urban Roads and Streets (Department of Environment, Community and Local Government, 2013).	6. To provide a new, connected green infrastructure of local corridors and hubs, to provide for improved quality and connectivity of biodiversity, amenity (including a neighbourhood park and play areas) and local water management.
7. To support the development of Gorey Town Park and Ramsfortpark Forest for high level recreational and amenity uses.	8. To respect locally-distinctive landscape features such as tree lines and field boundaries in the new urban structure and to enhance these as part of an improved and integrated green infrastructure network.
9. To provide for small scale local services and community uses at the local community spaces and to require an element of flexible building typology.	10. To facilitate the design of new development areas using robust urban block structures, with a presumption in favour of a perimeter block typology.
11. To encourage a variety of building types and densities which reflect the function and hierarchy of routes and spaces in the area, with the new avenues and focal spaces providing for greater continuity and scale of building form and the secondary streets and spaces providing for lower scale and density.	

- 5.56 With reference to the above key objectives relevant to the subject site, the proposed development will provide a series of new local community areas within the layout comprising a central spine which will connect to the existing Coillte lands to the east in Ramsfort Park. A cycle link is proposed to the south fronting onto the open space area, which has the potential to link to the area to the south in the future. This is in accordance with the objective to provide a new connected green infrastructure of local corridors.
- 5.57 Additional permeability is provided within the scheme with a linking function (cycle) to the south (Ashwood Grove). In addition, the north south link is brought to the northern boundary to allow for connections in the future if required. The proposed development has been designed in accordance with the overall objectives of DMURS, measures to encourage more sustainable travel patterns in urban areas. The proposed development seeks to prioritise pedestrian and cyclists throughout and around the site in accordance with the policies set out in DMURS.
- 5.58 The site layout encourages permeability through appropriate block sizes and a looped system where most streets lead on to other streets. DMURS notes that permeable layouts provide more frequent junctions which have a traffic calming effect as drivers slow and show greater levels of caution
- 5.59 Lands under control of the applicant are zoned CE community. The current proposal includes for a creche and the CE zoned lands will for a range of community-based uses such as a 2-storey nursing home, (c. 60 bedrooms & 3,000 sq. m), a 2-storey mixed medical centre building (c. 2,000 sq. m), and sheltered accommodation.
- 5.60 The proposed development forms a significant part of the Creagh Key Development Site identified in the Gorey Local Area Plan 2017-2023. As such, it is seen as reflecting the natural evolution of

the neighbourhood from low density outer suburban residential to a more structured and sustainable urban edge. This is noted at Figure 5.8 below.

**Figure 5.8 – Gorey Local Area Plan Extract**



5.61 The development of the Community & Education zoned lands will also give the opportunity to enhance the amenities of the area and surrounding developments, thus contributing to their collective viability as a neighbourhood in its own right. The density of the proposed development is appropriate to its context and respects that of the emerging area, while being sensitive to existing adjacent lower density precincts.

**Figure 5.9 – Creagh Neighbourhood Framework Key Components**

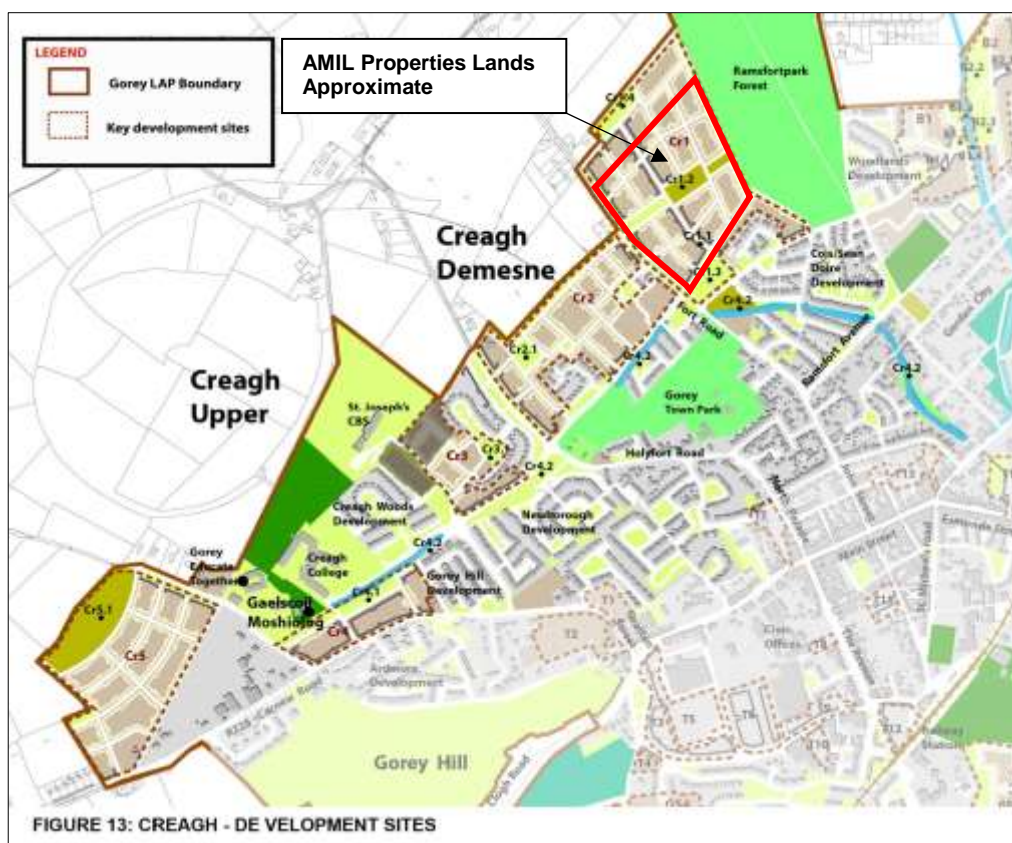
Table 7 - Key Components	
1. Creagh Avenue (comprising the upgrade of the existing Inner Relief Route and the completion of remaining sections).	2. Upgraded Gorey Town Park. The park will have upgraded landscape and layout, enhanced local facilities and services, furniture and lighting and improved local biodiversity. (see Figure 12)
3. New local community spaces at New Creagh and Ramsfort. These will comprise new open spaces enclosed by mixed residential typologies including townhouses and apartments and including local services and local community facilities (e.g. childcare/local health facilities/GP/pharmacy, local shop and live-work).	4. Development of a forest park in Ramsfortpark in consultation with Coillte and local interest groups. (see Figure 12)
5. New green routes at Kilnahue local road, Hollyfort Road and Fort Road local roads including new pedestrian and cycle facilities.	6. Rehabilitated Creagh tributary stream as a green infrastructure corridor. (see Figure 12)

5.62 With regard to the Key Components of the Creagh Neighbourhood Framework, the proposed development will provide new local community spaces within the Masterplan layout along with a

sustainable mixed residential typologies including townhouses and apartments as well as community facilities comprising a creche (as part of this SHD proposal) and other community uses outlined above (nursing home, medical centre and sheltered accommodation).

- 5.63 Policy H01 seeks to ensure that new residential development provide a high-quality accessible living environment in a high-quality public realm well served by open spaces. We refer the Board to the Housing Quality Assessment and the Design Statement prepared by Strutec Architects, which details the high-quality living environment to be provided along with compliance with relevant housing and apartment standards. The draft layout provides for a series of high-quality open spaces designed by Murray Associates Architects, which will be overlooked providing passive supervision.
- 5.64 Table 8 highlights key infrastructure which is identified below and includes for a new avenue Cr.1.1, which is provided for in the layout prepared by Strutec Architects. In addition, the centrally located new area of open space (Cr.1.2), is also included. With regard to Cr1.3, the proposed development includes open space which will tie in with the area located to the south. Within the northern portion of the subject site a local park is provided.

**Figure 5.10 – Creagh Neighbourhood Framework Plan Area – Green Routes**



- 5.65 Policy HO5 requires an appropriate mix of units within a scheme, which will cater for the various household compositions in the plan area.

**Table 5.1 – Overall Residential Development Mix**

	<b>2 bedroom</b>	<b>3 bedroom</b>	<b>4 bedroom</b>	<b>5 bedroom</b>	
<b>Apartments</b>	36	29			65
<b>Houses</b>	26	125	77	4	232
	62	154	77	4	297
	20.9%	51.9%	25.9%	1.3%	100.0%

Source: Strutec Architects Schedule of Areas

5.66 The proposal has been carefully designed to a high standard and to respect character of the area and to provide an appropriate mix of housing to meet the needs of the current and future population of Gorey town.

5.67 Policy HO6 seeks to ensure that the phased development of a residential scheme delivers the quantum of public open space commensurate to the number of dwellings in that particular phase. It is envisaged that the early delivery of open space within the envisaged phasing will be undertaken.

### 5.2.3 Urban Design

5.68 Objective UD01 requires planning applications to demonstrate compliance with the Neighbourhood Framework Plan, within which the lands are located, while UD01 requires development proposals to comply with the Urban Design Strategy (UDS). Section 5.2.2 above sets out how the proposed development is consistent with the key objectives. Objective UD03 encourages innovation in the built environment to ensure that high quality design and architecture is undertaken. The proposed layout provides for an innovative design which will cater for a wide variety of tenures and housing types.

### 5.2.4 Movement and Access

5.69 Objective AMS01 seeks that the design of all streets complies with DMURS, while Objectives AMS02 and AMS05 seek the delivery of cycle facilities in tandem in development. The proposed layout has had regard to the provisions of DMURS and will provide appropriate cycle facilities and connections from the site.

### 5.2.5 Open Space

5.70 With reference to the provision of open space, the proposed development will provide for some 1.41 hectares of open space, which is considered appropriate having regard to the location of the subject site in between the proposed Ramsfort Forest Park located immediately to the east and the Gorey Town Park located to the south, which will provide significant district sized parks for the town of Gorey, in close proximity to the subject site. The Neighbourhood Park element of the development sits at the centre of the site, a maximum of 210 metres from the furthest housing unit. This is 0.885 hectares, or 9.1% of the developable area. The remaining local areas spaces to both north and south cumulatively account for 0.521 hectares, or 5.4% of the developable site area. This is in accordance with the general breakdown of open space as set out in Objective OS02. In addition, the proposed open spaces will provide play equipment, which is in accordance with Objective OS06.

5.71 It is also noted that the proposed layout indicates how the adjoining open space under the ownership of the Council (outside the site boundary), located to the south of the proposed southern are of open space integrates with the proposed development. Currently the open space, located immediately to the south, does not, in our view, serve its full function and the future integration with

a second portion of open space would provide an enhanced area of open space, which would benefit the wider environs, as well as the subject proposal.

### **5.2.6 Heritage**

5.72 The objectives in the LAP relating to natural heritage (Objective AA01, Objective NH01) are similar to those identified in section 5.1.5 above. The proposed development will not impact on a Natura 2000 site and the overarching strategy is to ensure that the green networks are maintained as far as possible in the design of the layout.

### **5.2.7 Flood Risk**

5.73 It is noted a Site-Specific Flood Risk Assessment has been prepared by IE Consulting and the subject proposals are in compliance with Objective FRM01 of the LAP which seeks to ensure that development proposals are in accordance with *'The Planning System and Flood Risk Management'*.

## **6.0 APPROPRIATE ASSESSMENT SCREENING**

6.1 An Appropriate Assessment screening is included with this SHD application undertaken by Ms. Lorraine Wyse, BSc of Panther Environmental Solutions Limited.

6.2 The report concludes that:-

*"given that there is no direct hydrological link between the proposed development that there will be no significant effects on the Natura 2000 network as a result of the proposed development, by itself or in combination with other developments, and an Appropriate Assessment is not warranted. Screening establishes that the proposal would not adversely affect the integrity of a European site, and the project is recommended to proceed as proposed."*

## **7.0 COMPLIANCE WITH PART V OF THE PLANNING AND DEVELOPMENT ACT**

7.1 The applicant has entered into initial discussions with the Housing Department of Wexford County Council in respect to the Part V requirements. The applicant's Part V proposals are described and mapped in the Part V material accompanying this SHD application prepared by Strutec Architects. The proposed Part V allocation is the transfer of 34 no. units by the applicant to Wexford County Council.

7.2 A letter is included from Wexford County Council (dated 8<sup>th</sup> of October 2018), confirming agreement in principle in respect of the proposals.

7.3 The applicant agrees to accept a condition on a grant of planning permission, if the Board is minded to approve the proposed development, which requires the applicant to enter into a Part V agreement with Wexford County Council as per their requirements prior to the commencement of development.



## 8.0 CONCLUSIONS

- 8.1 The statement set out herein demonstrates the consistency of the proposed development with the relevant national, regional and local planning policy context. At a national and regional level, this statement has demonstrated the consistency of the development with the following:
- National Planning Framework (2018)
  - South East Regional Planning Guidelines (2010 – 2022);
  - Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009), and the accompanying Urban Design Manual;
  - Draft Regional Spatial and Economic Strategy (2018);
  - Urban Development and Building Heights (2018);
  - Quality Housing for Sustainable Communities (2007);
  - Design Manual for Urban Roads and Streets (2013);
  - Guidelines for Planning Authorities on Childcare Facilities (2001);
  - The Planning System and Flood Risk Management (2009);
  - Draft Water Services Guidelines for Planning Authorities (2018).
- 8.2 Consistency is also demonstrated with the policies and provisions of the Wexford County Development Plan 2013-2019, which is the key planning policy document at a local level and the Gorey Local Area Plan 2017-2023.
- 8.3 It is respectfully submitted that the proposed development will provide an appropriate form of high quality residential for this residential zoned site. This consistency statement accompanying demonstrates that the proposed development is consistent with the national, regional and local planning policy framework and that the proposal will provide for an effective and efficient use of this brown-field site which is highly accessible to Gorey town centre.
- 8.4 The proposed development and accompanying documentation and reports have been prepared following pre-planning consultation with Wexford County Council.
- 8.5 In conclusion, it is respectfully submitted that the proposed development is consistent with the proper planning and sustainable development of the area, and is consistent with all relevant national, regional and local planning policies and guidelines and that the proposal as presented is in accordance with the proper planning and sustainable development of the area.



## **APPENDIX 1 PLANNING HISTORY**

## **PLANNING HISTORY OF SUBJECT LANDS**

### **Subject Lands** Planning Reg. Ref. 20052925

The proposed development comprised the demolition of all the buildings on the subject site along with the construction of a mixed use development of 14,148 sq. m to consist of a neighbourhood shopping centre of 4,695 sq. m with an anchor store of 2,150 sq. m, as well as 12 no. retail/commercial units, a two storey children's adventure centre of 3,698 sq. m, retail warehouse units 1,498 sq. m, restaurant/takeaway unit of 260 sq. m DIY Garden Centre of 3,771 sq. m, 12 no. industrial units of c. 1,724 sq. m as well as 384 no. car parking spaces and access arrangements all on a 5.7 hectare site at Ballyowen, Ramsfortpark, Gorey.

Final Grant of Permission 8-9-2006

Under Manager's Order P.0344/11 an Extension of time was granted until the 7th of September 2016.

## **APPENDIX 2 PRE-APPLICATION MEETING DECEMBER 2017**

#### Density:

- ABP minimum of 30/ha. Higher preferred (35+).
- Housing in Gorey is currently around 20/ha. Mainly 3-4 bed.
- Current apartment density too high for fringe development in Gorey. Accommodate communal space for apartments.
- 2-bed min. apartment, i.e. no 1-bed, and min. 75m<sup>2</sup>.
- To be mainly 3-bed houses.

#### Phasing:

- Each phase to be self-contained, i.e. with access, required open space, services etc.
- Phasing proposal to be submitted with application.

#### Accessibility and Adaptability:

- DACs will be required for the apartment blocks.
- Lighting, street furniture etc. not to obstruct paths.
- Lifetime Homes standard acceptable.

#### Parking:

- Min. 2 spaces per unit, alongside units.
- Electric car charging points to be included.
- Include disabled spaces,
- Include bicycle parking.

#### Public Transport:

- Bus route and stop to be accommodated. Bus stop and turning area possibly included in C&E site.

#### Part V:

- Wexford County Council contact - Niall McCabe.
- Part V negotiations may be ongoing during process.

#### Open Space:

- Public amenity space to allow for different age groups in different types of space.
- Consider reallocating a portion of public space to the north of the site.

#### Roads/Circulation:

- Allow for cycle links, especially to "avenue".
- The prioritised housing access is that to Willow Park - roads to examine junction possibilities for new southern entry, e.g. staggered, and to revert with proposal.
- Traffic count location proposed by Roadplan are acceptable.

- Parallel parking preferred.
- No dead-end footpaths. Crossing point treatments to be well considered.
- Access to woods to be at a specific point, otherwise secure boundary to woods.

Lighting:

- Lighting to be site-specific LED system.

Drainage:

- Underground attenuation tank system preferred. Crate systems have failed in the past.
- SUDS requirements based on Dublin City standards.
- There is an existing land drain at the east corner/forest - solution for same to be looked at.

Archaeology:

- Desktop report required.

C&E Site:

- Gorey currently well served for education, i.e. education use for site may be redundant.
- Include drop-off area with creche.

## **APPENDIX 3 LOCAL PLANNING POLICY OBJECTIVES**



## WEXFORD COUNTY DEVELOPMENT PLAN 2013-2019

### Transportation Objectives

**Objective T01** To support the sustainable transport principles outlined in *Smarter Travel: A Sustainable Transport Future* (Department of Transport, 2009).

**Objective T02** To integrate land use and transport in the development and application of land use planning objectives in a manner which reduces reliance on car-based travel and promotes more sustainable transport choices.

**Objective T23** To require that a Traffic and Transportation Assessment (TTA) is undertaken for larger proposed developments in order to assess the implications for the capacity and efficient operation of national roads and to ensure that the national road links and junctions in the vicinity of the development are adequate to accommodate the proposed development without causing additional delays to existing and future road based traffic.

### Infrastructure Objectives

**Objective WW01** To ensure that all wastewater generated is collected, treated and discharged after treatment in a safe and sustainable manner, having regard to the standards and requirements set out in EU and national legislation and guidance and subject to complying with the provisions and objectives of the EU Water Framework Directive, relevant River Basin Management Plan, relevant Pollution Reduction Programmes for Shellfish Waters, Urban Wastewater Water Directive and the Habitats Directive.

**Objective SWM01** To promote storm water retention facilities for new developments and to incorporate design solutions that provide for collection and recycling of surface water in accordance with Sustainable Urban Drainage Systems.

**Objective SWM02** To ensure that all storm water generated in a new development is disposed of on-site or is attenuated and treated prior to discharge to an approved storm water system.

**Objective SWM03** The discharge of surface water run-off and rainwater into foul water sewage drainage systems will not be permitted.

**Objectives SWM04** To require the separation of foul and surface water discharges in new developments through the provision by the developer of separate networks.

### Flood Risk

**Objective FRM04** To ensure that all development proposals comply with the requirements of the Planning System and Flood Risk Management-Guidelines for Planning Authorities' (DEHLG and OPW 2009) and to ensure that the Justification Test for Development Management is applied to required development proposals and in accordance with methodology set out in the guidelines.

### Heritage

**Objective NH01** To conserve and protect the integrity of sites designated for their habitat/wildlife or geological/geomorphological importance and prohibit development

*which would damage or threaten the integrity of these sites, including SACs, cSACs, SPAs, NHAs, pNHAs, Nature Reserves, and Refuges for Fauna.*

**Objective NH02** *To recognise the importance of recommended proposed NHAs and County Geological sites identified by the Geological Survey of Ireland and protect the character and integrity of these sites where appropriate.*

**Objective NH04** *To ensure the protection and conservation of areas, sites and species and ecological networks/corridors of local biodiversity value outside the designated sites throughout the county.*

**Objective NH05** *To ensure that traditional field boundaries, ponds or small woods which provide important ecological networks are protected. Where such features exist on land which is to be developed the applicant should demonstrate that the design of the development has resulted in the retention of these features insofar as is possible and that the existing biodiversity value of the site has been protected and enhanced.*

**Objective NH06** *To protect individual or groups of trees and woodlands of particular amenity and nature conservation value and make Tree Preservation Orders where appropriate.*

**Objective NH07** *To protect woodlands and hedgerows from damage and/or degradation and work to prevent the disruption of the connectivity of the woodlands and hedgerows of the county.*

**Objective NH08** *To ensure, where appropriate, applications for development include proposals for native planting and leave a suitable ecological buffer zone between the development works and areas or features of ecological importance. Where hedgerows are required to be removed, the applicant/developer will be required to reinstate the hedgerows with a suitable replacement of native species to the satisfaction of the Council.*

**Objective GI01** *To ensure the protection, enhancement and maintenance of the natural environment and recognise the economic, social, environmental and physical value of green spaces through the integration of Green Infrastructure planning and development in the planning process.*

**Objective GI04** *To ensure the principles of Green Infrastructure and the County Green Infrastructure Strategy are used to inform the development management process in terms of design and layout of new residential schemes, business and industrial developments and other relevant projects, for example, through the integration of Sustainable Drainage Systems (SuDS) into the overall site concept and layout.*

**Objective GI05** *To require new developments to contribute to the protection and enhancement of existing Green Infrastructure, and the provision of new Green Infrastructure where appropriate, in an integrated and coherent manner. Such development shall be in compliance with all other planning and environmental criteria and the development management standards contained in Chapter 18.*

**Objective GI06** *To require proposals for medium to high-density residential schemes to have regard to the recommendations of the 'Green City Guidelines' (UCD Urban Institute of Ireland, 2008) when designing such schemes and to demonstrate this in the planning application.*

**Objective GI07** To require proposals for significant development to submit a Green Infrastructure Plan as part of the planning application.

**Objective AH04** To require an archaeological assessment for development that may, due to its size, location or nature, have a significant effect upon archaeological heritage and to take appropriate measures to safeguard this archaeological heritage. In all such cases the Planning Authority shall consult with the National Monuments Service in the Department of Arts, Heritage and the Gaeltacht.

**Objective AH05** To promote a presumption in favour of preservation in-situ of archaeological remains and settings when dealing with proposals for development that would impact upon archaeological sites and/or features. Where preservation in-situ is not possible the Council will consider preservation by record in appropriate circumstances.

**Objective AH06** To protect historic and archaeological landscapes, including battlefields, and promote access to such sites provided that this does not threaten the feature.

**Objective AH10** To retain existing street layouts, historic building lines and traditional plot widths which derive from medieval or earlier origin.

### **Recreation, Sport and Public Rights of Way**

**Objective RS09** To ensure that high quality play and recreation facilities are incorporated into new housing developments over 75 dwellings. Play facilities may include playgrounds, basket ball courts, tennis courts, hurling walls or other facilities considered appropriate by the Council. This standard may be modified in any particular case where there are significant reasons for doing so. Criteria that may be taken into account include the existing geographical distribution of play facilities and the emerging demographic profile of the area.

**Objective RS10** To encourage the development of Multi-User Games Areas (MUGAS) at appropriate locations in the county and ensure that new community facilities and public open spaces are designed to allow flexibility in their use.

### **Social Inclusion and Community Facilities**

**Objective CF01** To promote social inclusion and access to education, health and community support services, amenities and leisure services and a good quality built environment for all members of the community through the planning process.

**Objective CF04** To promote Universal Design and Lifetime Housing in accordance with best practice and the policies and principles contained in Building for Everyone: A Universal Design Approach (National Disability Authority, 2012) and Sustainable Residential Development in Urban Areas: Guidelines for Planning Authorities and its companion document Urban Design Manual (DEHLG, 2008).

**Objective CF05** To ensure that a minimum of 20% of dwellings in all new housing estates of five dwellings or more are suitable to accommodate or are adaptable to provide accommodation for people with disabilities. Developers will be required to show an accessible route to the residential units from the boundary of the property. Proximity and access to local services must also be considered relative to the units which are accessible.

**Objective CF06** To require an Access Statement to be carried out for significant developments in accordance with Appendix 6 of Buildings for Everyone: A Universal Design Approach (National Disability Authority, 2012).

**Objective CF07** To continue to carry out improvements to the public realm to create a safe and barrier free environment that can be accessed by all members of the community.

**Objective CF09** To promote the development of sustainable communities on the basis of a high quality of life where people can live, work and enjoy access to a wide range of community, health and educational facilities suitable for all ages, needs and abilities.

**Objective CF10** To maintain and, where possible, improve the provision of community facilities in the county, ensuring that these facilities are adequate to meet the needs of the communities they serve, are physically integrated with residential and employment areas and are provided concurrently with new residential development, subject to normal planning and development criteria and the development management standards contained in Chapter 18.

**Objective CF16** To ensure that no significant residential development proceeds without an assessment of existing schools capacity or the provision of new school facilities in tandem with the development.

**Objective DES2** To promote architectural quality and the creation of good places. The Council will have regard to the guidance as set out in the Urban Design Manual – Best Practice Guide (2009) when assessing large scale developments and in the creation of master plans as part of future Town Development Plans and Local Area Plans.

## **GOREY TOWN AND ENVIRONS LOCAL AREA PLAN 2017-2023**

### **Housing Objectives**

The following policies and objectives are outlined:-

#### **H01**

To ensure that all new residential developments in the plan area provide a high quality accessible living environment with attractive and efficient dwellings located in a high quality public realm and served by well designed and located open spaces.

#### **H02**

To provide social housing and housing supports in accordance with the Social Housing Assessment of Needs.

#### **H03**

To facilitate new residential development in accordance with the Core Strategy and to require physical, social and community infrastructure to be provided either prior to or in tandem with this new residential development. No dwelling within that residential development shall be occupied until the required infrastructure has been provided. The required infrastructure which is identified on Maps 3 and 4 and in Appendix 1 Neighbourhood Framework Plans and Appendix 2 Implementation and Infrastructure Delivery Schedules includes wastewater and water supply, public lighting, footpaths, cycleways, playground/play facilities, parks and schools.

#### **H04**

*To require planning applications for residential developments to demonstrate how the scheme complies with the Neighbourhood Framework Plan which the subject lands are located in. It must be demonstrated how the development complies with the layout, form, density, linkages and accessibility and open space provision. Where a deviation from the framework is proposed, the application must demonstrate that this deviation does not compromise the delivery of the Framework and is equally permeable and proposes a positive relationship with adjacent existing and proposed development, including public open spaces and linkages.*

#### **H05**

*To require residential schemes to provide an appropriate mix of house types that will cater for the various household compositions in the plan area. In general the following house type ratio will be required in residential schemes:*

- 25% two bedroom dwellings*
- 30% three bedroom dwellings*
- 30% four bedroom dwellings*
- 15% to be allocated to any of the above based on evidence of demand.*

*The Council will consider a deviation from this mix ratio where it is demonstrated that there is an overprovision of a particular type of house type or there is lack of demand for a particular house type(s) in the area.*

#### **H06**

*To ensure that the phased development of a residential scheme delivers the quantum of public open space commensurate to the number of dwellings in that particular phase.*

*Planning applications for residential schemes of 25 or more dwellings shall be accompanied by a detailed phasing schedule detailing the number of dwellings, amount of public open space and infrastructure which will be developed as part of each phase.*

## **Accessibility and Universal Design**

### **Objective AUD01**

*To ensure that Gorey Town is a safe, accessible, age friendly and socially inclusive place which is well planned and designed, is people friendly, and is easy and efficient to get around.*

### **Urban Design Strategy**

#### **Objective UD01**

*To require planning applications to demonstrate compliance with the Neighbourhood Framework Plan within which the subject lands are located. It must be demonstrated that the development will deliver the main components and objectives of each Neighbourhood Framework Plan with regard layout, form, density, linkages, infrastructure, open space provision and key infrastructure provision.*

*Where a deviation from the framework is proposed, it must be demonstrated that the development does not compromise the delivery of the components or objectives of the Framework.*

#### **Objective UD02**

*To require development to demonstrate compliance with the Urban Design Strategy and the Urban Design Guidelines contained in Appendix 1.*

**Objective UD03**

*To encourage innovation in the built environment and to ensure that high quality urban design and architecture is carried out in accordance with the guidelines contained in this LAP along the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, its companion document Urban Design Manual (DEHLG, 2009), the Design Manual for Urban Roads and Street (DTTS and DECLG, 2013), the Architectural Heritage Protection - Guidelines for Planning Authorities (DAHG, 2011) and the National Disability Authority (NDA) Buildings for Everyone: A Universal Design Approach.*

**Access and Movement Strategy**

**Objective AMS01**

*To ensure the design of all streets and roads in the plan area complies with the objectives and guidelines in the Design Manual for Urban Roads and Streets (Department of Transport and Department of the Environment, Community and Local Government, 2013) and the Urban Design Strategy, the Access and Movement Strategy and the Urban Design Guidelines contained in Appendix 1 of the LAP.*

**Objective AMS02**

*To secure the provision in tandem with new developments, or provide subject to available resources, the footpath and pedestrian linkage objectives detailed on Map 3.*

**Objective AMS04**

*To secure the provision in tandem with new developments, or provide subject to available resources, the cycle objectives detailed on Map 4.*

**Objective AMS05**

*To support the development of a public transport hub incorporating an accessible inter-modal transport node with park and ride facilities at an appropriate location in the plan area.*

**Open Space**

**Objective OS01**

*To support the development of Gorey Town Park, Ramsfortpark Forest and Clonattin Park for high level recreational and amenity uses. The delivery of Gorey Town Park and Ramsfortpark Forest will be supported through the Development Contribution Scheme. Clonattin Park will be delivered in tandem with the development of the residential and the business lands in this area.*

**Objective OS02**

*To require a 15% provision of the overall site area for use as public open space in new residential schemes. This open space shall be provided as set out in Sections 5.3.2 Neighbourhood Parks and 5.3.3 Pocket Parks.*

**Objective OS06**

*To require high quality landscaped areas with play facilities within new residential developments of 50+ residential units as detailed in accordance with the standards contained in Section 5.4.1. Details of proposals shall be submitted with the planning application.*

**Objective OS07**

*To target underutilised play for improvement or replacement, subject to the availability of the necessary resources.*

**Objective OS08**

*To encourage and provide Multi-User Games Areas (MUGAs) at appropriate locations within the plan area.*

**Heritage**

**Archaeological Heritage Objectives**

**Objective ARH01**

*To have regard to the Record of Monuments and Places (RMP) and the newly-identified sites identified on Map 9 when dealing with planning applications for development or threats to recorded items. Development shall be controlled in the vicinity of a recorded feature where it detracts from the setting of the feature or where it is injurious to its integrity, cultural or educational value. The Council shall consult with the National Monuments Service in the Department of Arts, Heritage and the Gaeltacht where appropriate.*

**Natural Heritage Objectives**

**Objective AA01**

*The Council will ensure that any plan/project and any associated works, individually or in combination with other plans or projects, are subject to Screening for Appropriate Assessment to ensure there are no likely significant effects on any Natura 2000 site(s) and that the requirements of Article 6(3) and 6(4) of the EU Habitats Directive are fully satisfied.*

*Where a plan/project is likely to have a significant effect on a Natura 2000 site or there is uncertainty with regard to effects, it shall be subject to Appropriate Assessment. The plan/project will proceed only after it has been ascertained that it will not adversely affect the integrity of the site or where, in the absence of alternative solutions, the plan/project is deemed by the competent authority imperative for reasons of overriding public interest.*

**Objective NH01**

*To protect existing ecological networks and wildlife corridors and provide for new and enhanced connections, where necessary, between fragmented areas. In this regard, the Council will carry out an ecological survey of the plan area and map the identified ecological networks and wildlife and any gaps therein.*

**Climate Change and Flood Risk**

**Objective CC02**

*All planning applications for new residential, commercial and industrial units within the plan area shall be accompanied by an Energy Efficiency Statement showing how*

*energy considerations have been incorporated into the design of the proposed development.*

### **Flood Risk Management Objectives**

#### **Objective FRM01**

*To ensure that all development proposals in the plan area comply with the requirements of 'The Planning System and Flood Risk Management- Guidelines for Planning Authorities (Department of Environment, Heritage and Local Government and Office of Public Works, 2009), as amended by Circular PL2/2014', and any subsequent review or other future update to the Guidelines.*

#### **Objective FRM02**

*To have regard to the flood maps and the Flood Risk Management Plan prepared for Gorey Town and Environs as part of the South-East Catchment Flood Risk Assessment and Management Study (CFRAM) and to ensure that development proposals comply with any relevant requirements set out therein.*

#### **Objective FRM03**

*To require planning applications for development proposals within, incorporating or adjoining areas at moderate (Flood Zone B) to high (Flood Zone A) risk of fluvial flooding to carry out a site-specific and appropriately detailed flood risk assessment. The site-specified flood risk assessment shall be carried out by a suitably qualified and indemnified professional and in accordance with the requirements of the Planning System and Flood Risk Management Guidelines for Planning Authorities (DEHLG, OPW 2009).*

#### **Objective FRM04**

*To ensure riparian buffer zones are created between all watercourses and any development for a minimum of 10m to mitigate against flood risk. The extent of these buffer zones shall be determined in consultation with a qualified ecologist and following a Flood Risk Assessment. Any hard landscaping proposals shall be located outside of these buffer zones. In considering the appropriate width, the Council will have regard to 'Planning for Watercourses in the Urban Environment Guidelines' (Shannon Regional Fisheries Board).*