

FEBRUARY 12, 2019



CREAGH STRATEGIC HOUSING
RESIDENTIAL DEVELOPMENT AT
BALLOWEN/RAMSFORTPARK,
GOREY, CO WEXFORD
FOR AMIL PROPERTIES LTD.

DESIGN STATEMENT



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1. EXECUTIVE SUMMARY

1.1 The Proposal

The proposed scheme comprises the development of 297 dwellings and an associated childcare facility on a site of 9.57 hectares at Ballowen/Ramsfortpark, Gorey, Co Wexford. The proposal includes units in a variety of house sizes, types and designs, with corner sites defined by small (2- 3 unit) apartment/duplex blocks. The site forms part of the Creagh Key Development Site, with the layout based on the urban block typology, all as referenced under the Gorey Town & Environs Local Area Plan 2017-2023. The site layout and arrangement of buildings is also generated by the sloping topography of the site and the intended landscape strategy.

The scheme as now proposed and this Design Statement takes fully into account the contents of the Pre-Application Consultation Opinion (ABP-301472-18), with specific reference to the following:

- **Urban Design & Layout**
 - The main 'avenue' (as identified under the hierarchy of streets in the Gorey Town & Environs Local Area Plan 2017-2023) has been substantially revised in its treatment to clarify and strengthen its role and identity.
 - The layout and design of the apartments have been substantially revised throughout the development. Each individual site has been re-planned, with the buildings moved to the street edge/urban block corner to lend clarity and definition to the streetscape and urban realm, as well as appropriately sheltering the communal open spaces.
 - The terrace at the southern end of the development has been revised, with the addition of an apartment block in the centre and eastern end, which breaks up the run of a single house type.
 - The architectural language used for both houses and apartments has been considerably revised and developed, both in relation to materials and details such as consistency of windows. The design as now proposed provides an attractive visual variety and sense of place through variation in house types, while retaining a unifying sense of identity through a common architectural language and palette of high-quality materials. There are no longer any blank elevations or large areas of render, other than certain gables that are closely located beside and covered by adjacent dwellings.
 - An indicative masterplan for the adjacent Community & Education zoned lands is included, which reflects the applicant's development intentions and also a layout that will be supportive of the high-quality urban realm that is envisaged for the residential lands within the current application.

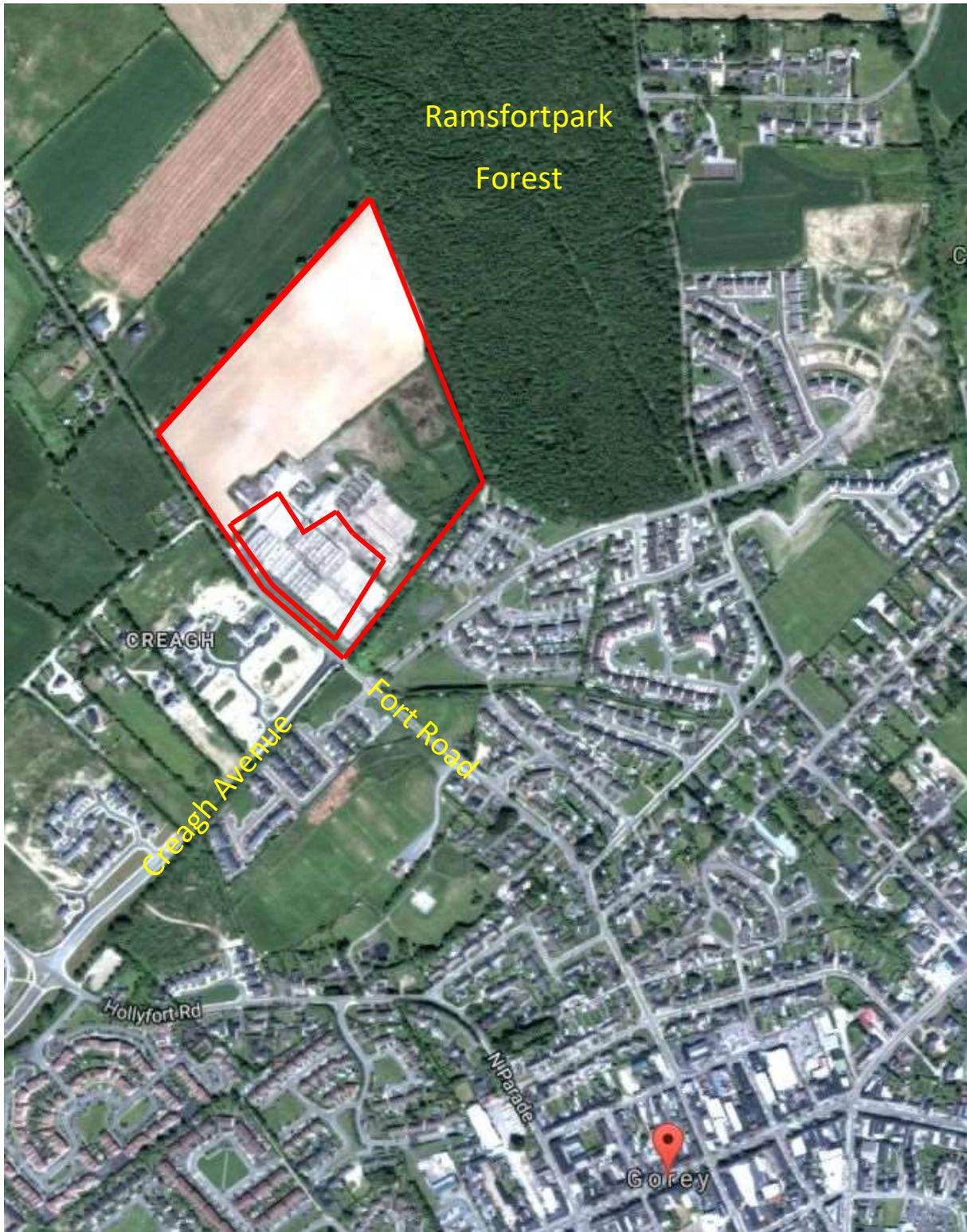
- **Connectivity & Permeability**
 - The documents and design proposals have been revised to allow for a second vehicular and pedestrian/cyclist connection through to the residential lands to the north of the site, giving three connections in total.

- The documents and design proposals have been revised to allow for a vehicular connection through to the open space area to the south of the site, as a continuation of the main 'avenue'. This connection was already designed to allow for pedestrian/cyclist access. In addition to these revised proposals, additional landscape design has been undertaken for this area by Murray Associates, including an indicative layout for the Public Open Space immediately to the south of development site.
- Particular provision has been made for cycle access and circulation along the Fort Road, as well as all along the periphery of the Community & Education zoned lands, thus encouraging safe and easy cycle usage into the heart of the development. The other streets are treated as shared surface home zones and therefore inherently accommodate cycle access.
- **Public Open Space**
 - While the Neighbourhood Park (defined in the Gorey Town & Environs Local Area Plan 2017-2023) is the central landscape feature within the development, the mosaic of open spaces gives every resident easy and convenient access to recreational amenity and allows distinct landscape treatments and elements to be applied to different spaces. This aids wayfinding and contributes towards giving the development a recognisable character.
 - It can be seen from the cross sections provided that the central Public Open Space enjoys passive surveillance from ground and first floor levels on the north side and from first floor level on the south side, with revisions made to the landscape design and documents with regard to specific planting and mounding to support this. Additional cross sections have been provided on both the architectural and landscape drawings.

2. INTRODUCTION & GENERAL DESCRIPTION

2.1 Site Location

The site is located on the north-west edge of Gorey town, just under 1km from the town centre. It is accessed from the Fort Road, which runs along its western boundary. The other side of Fort Road is currently under residential development at the town end, with some single detached houses further north. To the north of the site is agricultural land, although that immediately adjacent is zoned residential and forms part of the Creagh Key Development site, as defined in the Gorey Town & Environs Local Area Plan 2017-2023. To the east lies Ramsfortpark Forest and to the south of the site is the existing residential development of Ashwood Grove / Willow Park. The adjacency of the forest and Gorey Town Park offers excellent amenity, while the new schools accessed via Creagh Avenue provide excellent facilities, with the main street also just over 1km from the main site access.



Site Location shown relative to Town Centre

2.2 Site Description & Zoning

The site measures 9.70 hectares in area and is roughly diamond-shaped on a north – south axis. The terrain rises from south-east towards north-west, with levels ranging from approximately 55m OD at the southern end of the site to 74m OD at the northern boundary. The site is zoned for residential use, but includes two areas zoned for Open Space, the larger being across the centre and running from east to west (effectively connecting Fort Road with Ramsfortpark Forest), with the smaller Open Space located in the south-west corner and intended to link with an existing equivalent space outside the application site. An adjacent portion of lands under the same ownership, to the south west of the application site, is zoned for Community & Education uses – the proposed childcare facility will be located on a portion of these lands and an indicative masterplan for the balance is also included, which indicates a layout that is supportive of and integrated with the proposed residential development, both in terms of design and intended uses. These Community & Education lands were so zoned on the basis of a previous request to Wexford County Council from the Department of Education, who have subsequently confirmed that they will not be required by them (we refer the Board to the enclosed Schools Provision Report prepared by J Spain Associates). These lands do not form part of the application site, but an indicative masterplan has been included.

3.0 PROPOSED DEVELOPMENT

3.1 Objectives of Development

The proposed development seeks to create a distinct place within the locality, by responding to the site's features in the layout, and by reflecting the vernacular in its details, materials and finishes. The design objective is to establish a character area that is easily identified and distinguishable from neighbouring developments, with a clear, legible and pleasing layout. The overall design is intended to contribute strongly to the coherence of the neighbourhood.

The development aims particularly to provide a broad range of dwellings to accommodate a varied mix of residents, in a legible and pleasant environment. The scheme will achieve as sustainable a density as possible within the constraints of the site, in line with development and local area plan policies, whilst providing residential accommodation to meet market demands.

3.2 Description of Development

The proposed scheme 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, depending on their location and its relationship to the urban setting.

The design of the development has been closely based on the precepts and specific layout indicated under the Gorey Town & Environs Local Area Plan 2017-2023, which identifies the Creagh locale as a Key Development Site. In particular, the residential layout is based on twelve distinct urban blocks, each of which includes a variety of unit types and sizes, which provide both choice of location and accommodation. This approach also facilitates the permeability that is missing from many traditional housing estates, which are 'hermetically' sealed off from their surroundings, inhibiting the connectivity that enables pedestrians and cyclists to travel safely in and around the town.

The western edge of the site contains the main vehicular entrance, as well as pedestrian entrances from the Fort Road, leading to the town centre and schools established on Creagh Avenue. The southern boundary is shared with the existing Ashwood Grove/Willow Park development, linked through the landscape spaces and with pedestrian/cycle and vehicular access. The eastern boundary connects through the central landscape space into Ramsfortpark Forest, while the northern boundary includes pedestrian/cycle and vehicular links into the adjacent site. Gorey Town Park is situated immediately to the south of the site.



Site Layout with Zoning (from Gorey Town & Environs Local Area Plan 2017-2023)

3.3 Proposed Layout

Urban blocks form the basis of the site and residential layout, with each incorporating a range of unit types and sizes, while ensuring good movement around them and permeability through the development.

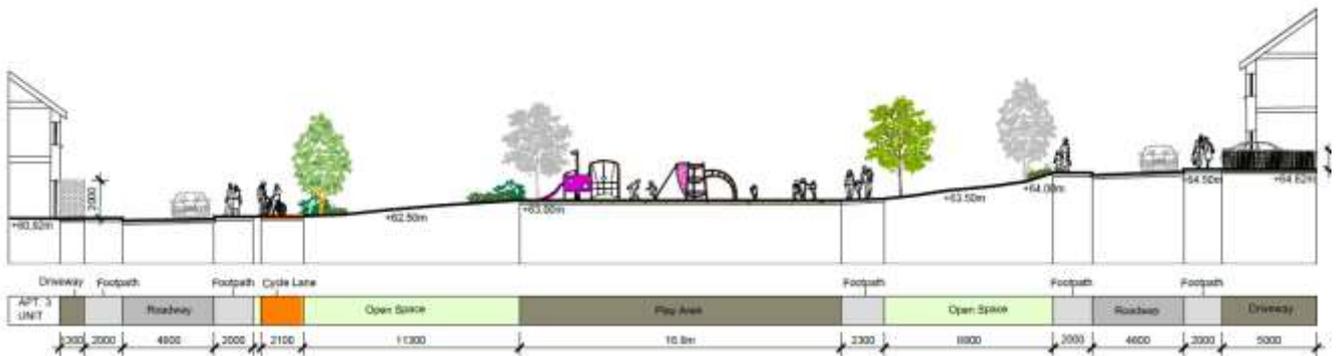
A particular feature of the layout is the individual design of the block corners, which typically contain a variety of two and three bedroom apartments and duplexes in units of two and three storeys. These corners are vital in establishing and defining the urban blocks, as well as adding a variety that reinforces the particular character of the development.

In response to the Board’s Opinion, the scheme has been further developed to reflect the clear vision for the subject lands contained in the Gorey Town & Environs Local Area Plan 2017-2023, which indicates a clear hierarchy of streets, with a main ‘spine’ avenue running north-south and connecting to the adjacent sites. The dwellings facing this avenue edge it with an appropriate scale and treatment, supported by structured landscape design and the masterplan layout for the Community & Education zoned lands. The subsidiary streets adopt a Home Zone shared surface low speed strategy, to provide an appropriate environment. The new streets and open spaces proposed are continuously and adequately enclosed by buildings of an appropriate scale, providing clearly defined edges.



Part west-facing elevation onto main north-south avenue

The proposed open spaces form significant new features and provide a coherent and distinctive new landscape structure for the site. This structure is designed to connect to both existing landscape/amenity features (such as Ramsfort Park Forest) and existing developments, as well as being functional, safe and attractive. The landscape design has been carefully considered and developed to ensure meaningful passive surveillance of all open and shared spaces is available, taking into account the topography and slope of the site.



Cross section through main Play & Open Space



Site Layout highlighting Open Space provision, Areas & Residential Density, with indicative masterplan for Community & Education zoned lands

3.4 Compliance with Urban Design Criteria

Below are the urban design qualities of the proposal related to the twelve criteria set out in the “Urban Design Manual, A Best Practice Guide”:

Context

The proposed development forms a significant part of the Creagh Key Development Site identified in the Gorey Town & Environs 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. 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.

The existing sloping topography and sylvan character informs the form, architecture and landscaping of the scheme, reinforcing the character and identity of the neighbourhood. The boundaries reflect adjacent activities, with open green areas connecting to existing adjacent spaces, while private rear gardens protect adjacent existing gardens.

Connections

Based on the Gorey Town & Environs Local Area Plan 2017-2023, the development is highly connected to its environs on all edges and in a number of ways. These links provide safe access particularly for pedestrians, but also for cyclists and (where appropriate and in a controlled manner) for vehicles. In response to item 2 of the Board's Opinion:

- The southern edge connects through its green space to the existing open space in the residential development of Ashwood Grove / Willow Park. A strong vehicular, pedestrian and cycle connection is also planned here, to align with the new main avenue, while Murray Associates have included an indicative layout for the open space to the south outside the applicant's ownership (lands owned by Wexford County Council).
- The northern boundary allows for pedestrian, cycle and vehicular links to the future adjacent development, as indicated in the Gorey Town & Environs Local Area Plan 2017-2023. The major link is via the main 'spine' avenue, but a further vehicular, pedestrian and cycle connection is also proposed from the open space located in the north east, along with a pedestrian and cycle connection from the north west corner.
- The eastern boundary is shared with Ramsfortpark Forest and the central landscape space in the development is aligned on a pedestrian access to this important amenity. It is intended that uncontrolled access to the forest be discouraged and this will be addressed through the boundary treatment.
- The main vehicular access is from the Fort Road, which forms the western boundary. A single point of access is proposed, entering alongside the main central landscape space. It is also proposed to carry a footpath along the Fort Road, immediately bounding the development, which will also be linked through to the development to the north. The main pedestrian and cycle access to the development is proposed in the south western corner of the site, as part of the proposed connecting open space.

Particular provision has been made for cycle access and circulation along the Fort Road, as well as all along the periphery of the Community & Education zoned lands, thus encouraging safe and easy cycle usage into the heart of the development. This is also carried through the central landscape space, giving access to Rams. The other streets are treated as shared surface home zones and therefore inherently accommodate cycle access. With regard to public transport, it is intended that the development will be served by a community shuttle bus, linking it with the town centre. This bus will enter through the Fort Road vehicular

accesses and exit to the southern avenue connection, with a stop to be located adjacent to the Community & Education zoned lands.



Site Layout indicating Connectivity

Inclusivity

A very broad range of new homes is proposed. These range from two bedroom to five bedroom houses, in terraced, semi and detached arrangements. Generously-sized apartments/duplexes are proposed in two and three bedroom configurations, Wexford County Council having indicated that one bedroom and studio apartments are not

appropriate in this location. There is a mix of house types throughout the development, with the apartments/duplexes also evenly distributed, as they form the urban block corners. Overall, the larger houses are predominantly located in the northern part of the site, with the smaller units mostly located in the southern part. Mixed tenure will include social housing under Part V as well as houses for owner occupation. At least 10% of the units will conform fully to LTH standards, to ensure long-term adaptability and inclusivity.

The layout provides for universal access, with a variety of spaces for the use of residents of all ages and stages. Open spaces are well defined and contribute to sense of place in themselves and as parts of the wider development. The development and its open spaces will provide a positive aspect from the adjacent existing and future residential areas, as well as from Fort Road.

Variety

In accordance with the zoning and detailed provisions of the Gorey Town & Environs Local Area Plan 2017-2023, the provision of new activities other than residential usage would not be indicated or appropriate within the application site lands. However, the Community & Education zoned lands within the applicant's ownership offer the opportunity to include a range of complementary uses and activities to service the development and surrounding residential areas. Additionally, the proposed mix of housing type and tenure will add to the choice of home available in the area and as designed the buildings will present a tenure-blind development. Both Part V and private apartments are proposed in the same buildings, while Part V housing will be indistinguishable from private housing.

Efficiency

The net density of the site, at 37 units/ha derives from a highly efficient layout in this edge of town location, where the market demand is largely for traditional housing, thus validating the urban block strategy. The landscaped areas give focal points to the layout, providing amenity and biodiversity within the scheme, with SUDS incorporated into these spaces. Buildings and spaces are arranged to exploit good solar orientation. Houses with north-south orientations are generally larger, have south facing private open space or feature dual aspect rooms at ground floor level, allowing south light to enter from either the front or rear. The apartment/duplex buildings are designed with living areas and private balconies generally facing south, south west or south east. The majority of houses have independent rear garden access facilitating the storage of bins, while mid-terrace houses have screened storage for three bins at the front of the house.

Distinctiveness

The location of the site adjacent to Ramsfortpark Forest immediately creates the potential for distinctiveness in the development, together with the views back over the town

provided by the sloping topography. These factors have been built upon in two particular ways, based on the layout indicated in the Gorey Town & Environs Local Area Plan 2017-2023:

1. The central Neighbourhood Park links the Fort Road with access to Ramsfortpark Forest, while also connecting the northern and southern areas of the site and the Community & Education zoned lands. Following the feedback contained in the Board's Opinion, the design of this key space has been further developed to strengthen the linkages through and around it, including passive surveillance.
2. The dominant direction of the new streets, including the main avenue, is north – south, thus making the most of the primary views to the south.

Furthermore, the Community & Education zoned lands (for which an indicative layout is included) give the opportunity to provide facilities to be shared by the surrounding new and existing residential developments, which lends distinctiveness both within the application site and the neighbourhood. Finally, the highly structured layout provides a new edge for the town, which also serves to terminate the recently established Creagh Avenue.

Layout

The layout closely follows that set out in the Gorey Town & Environs Local Area Plan 2017-2023 and provides active frontages and passive surveillance throughout the site. Urban blocks form the basis, without dead ends or cul de sacs, thus encouraging ease of movement and permeability, especially for pedestrians and cyclists.

A clear hierarchy of streets is reflected in the development, with a main 'spine' avenue running north-south and connecting to the adjacent sites to the north and south. The largely 3 storey dwellings (houses and apartments) facing this avenue edge it with an appropriate scale and treatment which, together with the specific landscape design, combine to establish the necessary structure. In addition, a strong and continuous edge has been achieved by locating the proposed crèche building plus the other masterplan buildings (subject to a separate future planning application) proposed under the Community & Education zoned lands to define its eastern and southern frontages. The subsidiary streets adopt a Home Zone shared surface low speed strategy, to provide an appropriate environment.

In response to the Board's Opinion, blank gables are avoided (only occurring where covered by immediately adjacent buildings) by employing the specifically designed apartments/duplexes to form the block corners and by using, in some locations, house types that turn the corner with entrance doors and glazing on the gable side of the terrace. The apartments/duplexes are located on the street edge/urban block corner to lend clarity and definition to the streetscape and urban realm. This arrangement also shelters the communal open spaces within the sites, as well as shared facilities such as bike and bin storage. As well as forming clear streets, houses are also arranged around the green spaces to ensure

activity and overlooking and thus safety for users. Streets are generally shared surface areas to calm traffic and create distinct spaces.

An indicative masterplan for the Community & Education zoned lands is included, which reflects the applicant's development intentions and also a layout that will be supportive of the high-quality urban realm that is envisaged for the residential lands within the current application. This consists of a crèche (part of the current application), two storey nursing home, sheltered housing and a medical centre. It can be seen that the anticipated future uses are compatible with and supportive of the residential use, as well as being laid out in a way that contributes to a permeable but structured and attractive environment.

Public Realm

Public and private spaces within the site are designed to create a legible layout for residents and visitors alike, as well as according with the layout and zoning indicated in the Gorey Town & Environs Local Area Plan 2017-2023. The public areas benefit from extensive natural surveillance from surrounding dwellings and passers-by. Semi-private zones at the front of houses define the edge of the public realm, and provide a buffer to the houses from the public space. These zones are landscaped to define the curtilage of each house and accommodate parking. This encourages residents to take ownership of their immediate surroundings and will help to keep these areas maintained. The shared surface finishes and detailing of materials make the roads and parking spaces integral elements of the landscaping scheme.

A formal play area for children is located in the main Neighbourhood Park open space which defines the central axis of the development, visually and physically linking Fort Road with Ramsfortpark Forest. Two further areas of local open space are allowed for; the southern open space acts as a pedestrian link with Gorey town and a gateway space to the development. The design language of this space is more formal as befits an entranceway to the development. The northern open space is a smaller local space for adjacent units and incorporates natural play elements.

The public and private realms are clear, and streets are considered an integral part of the place and of the spatial experience.

Adaptability

There is a very good range of dwelling types in the proposal. Houses are adaptable in various ways and can be expanded into the roof for bedrooms, or into the back garden for additional living area. A ground floor extension could also allow for an additional bedroom for any wishing to adapt their home. At least 10% of the units will conform fully to LTH standards, to ensure long-term adaptability.

All dwellings, houses and apartments/duplexes, are designed to be energy efficient, with external walls sized to anticipate NZEB standards.

Privacy / Amenity

All dwellings have access to usable private outdoor space meeting Development Plan standards. Houses have private rear gardens while the apartments have balconies that are sited such that they do not interfere with adjoining units.

All houses and apartments/duplexes in the scheme are dual (or triple) aspect. Dwellings are designed to accommodate appropriate acoustic insulation and by their layouts to prevent sound transmission. Windows are located and sized appropriately to avoid views into the home from other houses and from the street. Landscaped parking curtilages at the front of houses offer a privacy buffer from the public realm, with ground floor apartments carefully planned and sited to maximise privacy. For houses, windows are generally larger onto private gardens than they are onto the street and for ground floor apartments larger windows and balconies to living areas look onto the landscaped communal area.

Adequate and usable internal storage is provided to all dwellings. Most houses have direct access to rear gardens for bin storage, while mid-terrace units have screened areas to the front for storing bins. Apartments/duplexes are in small blocks of either two or three units and are set back from the street within their own communal realm. This includes shared bin storage and bicycle parking, as well as storage sheds.

Parking

Parking for house types A – E and J is provided to the front of each house within its curtilage, and as such, is always close to the dwelling entrance and in view from the house. Parking for the apartments/duplexes and house types F - H is on-street but well overlooked and immediately adjacent. On-street parking areas will be landscaped and designed to avoid long stretches of relentless parking. Secure and sheltered bicycle parking to serve the apartments/duplexes is also provided.

The following tables provide summaries of the parking provision (accessible, cycle & cars):

<u>Accessible Parking</u>	
<u>Requirement</u>	<u>Provided</u>
2-5/100 spaces	28 (4.6/100 spaces)

<u>Bicycle Parking</u>		
<u>Category</u>	<u>Required Rate</u>	<u>Rate Provided</u>
Apartment	1/100m ² + 1 per 2 units visitor	1/100m ² + 1 per 2 units
Creche	1/car space	18/18 car spaces

<u>No. Houses</u>	<u>Min. Rate</u>	<u>Required</u>	<u>Provided</u>	<u>Shortfall/Surplus</u>	
232	2	464	464	+/-	0
<u>No. Apartments</u>	<u>Min. Rate</u>	<u>Required</u>	<u>Provided</u>		
65	1.5	98	122	+	24.5
<u>Other</u>					
-	-	-	4	+	4 spare
<u>Totals</u>					
Required	562				
Provided	590				
Balance	+ 29				
<u>Rates Provided</u>					
Houses	2.0 per house				
Apartments	1.9 per apartment				
Spare	4 spaces				

Detailed Design

In order to address both inclusivity and an appropriate range of market demands in a development of this size, a considerable number of dwelling and apartment types are proposed, with different types located in each row and street, giving a distinct sense of place and neighbourhood. However, a consistent and appropriate architectural language has been evolved and applied throughout, with improvement and development of materials throughout, in response to the Board's Opinion. The apartments are finished with high-quality materials deployed in a way that is consistent with the architectural language of the dwelling houses, but displays a distinction that fits with their scale and urban role. High-quality brick is the predominant material, with zinc cladding used to highlight entrances, bay windows and dormers, presenting an attractive street frontage and distinctiveness to the proposed development. High-quality self-finished low-maintenance render is used in small discrete areas, with a dark slate finish to roofs. A consistent set of window sizes has been used throughout, with very large areas of glazing to living areas. Likewise, main entrance doors are also consistent. Particular attention has been paid to the design of the external duplex access stairs, which are all located to the rear of the apartment buildings in the communal spaces. These stairs form solid and integrated parts of the buildings, finished in a charcoal brick that compliments the overall design. Furthermore, the entrances to the apartments and duplexes (all of which have 'own door' access) have been carefully considered, with sheltering canopies and zinc cladding marking and highlighting them. Materials for the houses are shared with the apartments, as well as the use of standard window sizes and doors, especially in relation to generous glazing to living areas. While the apartments strike an appropriately urban note, the houses are generally more modest in scale and their elevations reflect this, apart from the taller dwellings that reinforce the edge of the main 'avenue'. Overall, the design proposed provides an attractive visual variety and sense of place through variation in house types, while retaining a unifying sense of identity through a common architectural language and palette of high-quality materials.

The proposed materials allow for variety in the scheme, while aiding orientation and providing visual interest. External wall finishes will combine with landscaping finishes in semi-private and public areas to present an integrated scheme that will make a positive contribution to the locality. Good quality durable materials proposed for the buildings and public realm, along with the layout design, will facilitate easy and regular maintenance, while parking spaces will appear integrated into the overall scheme. A particular feature of the design is the mix of unit types throughout the layout, which ensures visual variety and a distinct character to each block and street.

Bin stores to mid terraced units have been carefully designed to sit inconspicuously into scheme. The landscape design is integrated with the use of the public spaces and movement through the site. Parking, streets and movement are all considered together in how the scheme is used.

4.0 RESIDENTIAL DENSITY AND DWELLING MIX

4.1 Density

The total number of dwellings proposed is 297, including 65 apartments/duplexes in dispersed two and three storey units. The apartments/duplexes typically form the individually distinctive urban block corners. The overall gross site area is 9.57 ha including the Open Space zoned lands, giving an overall density of 31 units per hectare. The density of the net site area (8.10 ha, excluding open space areas) is 37 units per hectare.

4.2 Dwelling Mix

A wide variety of unit options are included in the proposal, ranging from 1 bed to 5 bed. These are arranged in terraces, semi-detached and detached configurations, with small sets of apartments/duplexes defining the key corner sites of the residential blocks.

The following table indicates a breakdown of the unit types:

Block No.	A	B	C	D	E	F	G	H	J	Apartments			Block Total Units	
	4-bed Detached	4-bed Detached	4-bed Semi-D	3-bed Semi-D	3-bed Semi-D	3-bed Terraced	3-bed Terraced	2-bed Terraced	5-bed Detached	1-bed	2-bed	3-bed		
1			7	6								4	2	19
2			9	6								2	1	18
3			2	6						1				9
4	5			4	5	4				1		2	2	23
5	6	2			3	4	6	4				3	2	30
6	6			2	2	5	4	4				2	2	27
7	5	2			11	9				2		2	1	32
8	9				12	13								34
9					8	4			9			5	4	30
10					5	8			8			4	4	29
11									9			8	6	23
12								14				4	5	23
Type Totals	31	22	24	46	47	10	22	26	4	0	36	29		297
	77			125				26	4	0	36	29		
% of Overall Units	10.4%	7.4%	8.1%	15.5%	15.8%	3.4%	7.4%	8.8%	1.3%	0.0%	12.1%	9.8%		
	25.9%			42.1%				8.8%	1.3%	21.9%				
% of Floor Area	8.2%	10.2%	11.1%	14.5%	14.0%	3.4%	7.2%	6.1%	1.0%	0.0%	9.3%	9.4%		
	34.1%			39.1%				6.1%	1.0%	18.6%				
Total No. Units														297

House Types	2-bed	26	11%
	3-bed	125	54%
	4-bed	77	33%
	5-bed	4	2%
	TOTAL	232	
Apartment Blocks	2-unit	16	59%
	3-unit	11	41%
	TOTAL	27	

Gross Residential Site Area	9.70 ha	24.0 ac
Gross Density	31 units/ha	12.4 units/ac
Net Site Area	7.95 ha	19.65 ac
Net Density	37 units/ha	15 units/ac
Plot Ratio (Net Site Area)	0.45	
Total Area of Individual Sites	5.83 ha	14.4 ac
Site coverage (Individual Sites)	0.35	
Public Open Space Main	0.885 ha	9.1%
Public Open Space Pocket	0.521 ha	5.4%

5.0 PUBLIC OPEN SPACE

5.1 Public Open Space Description

In response to item No 3 of the Board’s Opinion, the site layout proposal has been further developed to create a unifying streetscape which is rich in detail and diverse in textural and spatial qualities, with open spaces and boundary planting lending a verdant and visually attractive atmosphere. The open spaces are directly over-looked by dwellings, providing passive surveillance for safety – please refer particularly to the architectural and landscape site sections that are included with this application.

Within all open spaces there are areas for informal play, casual recreation and passive leisure. The quality of these spaces is enhanced by the inclusion of features such as natural play elements, seating, paths, native planting and landform, and the utilisation of environmentally appropriate materials. The palette of materials will also be used to integrate the proposed architectural forms and materials within the landscape.

The neighbourhood Park is the central landscape feature within the development. This continuous green spine links Fort Road, through the development, with Ramsfort Park Forest. Although vehicular roadways cross the park in two locations, the open space reads as a continuous element, due to the raised tables and pedestrian crossings at each of the roadways. This continuity is also emphasised with similar structural planting species to the road edges of the three spaces and differing species within the park.

The central, wider area of the neighbourhood park allows for an informal grassed kickabout area and a formal playground space. Landforms are incorporated within the open space to further enhance the feeling of enclosure and privacy from the existing development, while still allowing for safe sightlines. This central open space has a natural, rural feeling, with informal grouping of native trees and areas of meadow planting. This acts as a link with the wider rural landscape of the surrounding area.

Two further areas of local open space are allowed for. The southern open space acts as a pedestrian link with Gorey town and a gateway space to the development. The design language of this space is more formal as befits an entranceway to the development.

The northern open space is a smaller local space for adjacent units and incorporates natural play elements.

5.2 Public Open Space Provision

There are three areas of open space identified for passive recreation within the development, totalling 14,060 square metres (1.406 hectares). This mosaic of open spaces gives every resident easy and convenient access to recreational amenity, and allows distinct landscape treatments and elements to be applied to different spaces. This aids wayfinding and contributes towards giving the development a recognisable character. 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 8,885 square metres, or 9.1% of the developable area. The remaining local areas spaces to both north and south cumulatively account for 5,210 square metres, or 5.4% of the developable site area. These quantum of open space count for a total of 14.5% of open space within the development.

This shortfall of 0.5% (in relation to the 15% Open Space objective within the Local Area Plan) should be considered in relation to the close proximity of the 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, pg 55). It is also noted that the Gorey LAP states that the 15% is a general provision and that the (zoned) open space areas included in the Development Areas can be included in the provision of open space. 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 will be redeveloped into 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.

Highly usable communal amenity space has been provided for all of the apartment buildings which exceeds the minimums set out in Appendix 1 of Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2018. Wherever possible,

this has a southerly aspect and is also sheltered behind the apartment building to create a true shared semi-private domain. These spaces are also well passively supervised.

6.0 BUILDING DESIGN

As well as meeting the requisite standards and regulations, each unit is particularly planned to offer maximum utility and efficiency of space. The site and street layouts feature a mix of unit types that serve to enliven the public realm through variation in elevational treatments and carefully considered set-backs. Rather than repetitive and identical units in rows, the approach has been to include different units alongside one another, which also allows for a distributed and wider choice throughout the development and its various phases.

6.1 House Type Design

The houses are designed as two and three storey family dwellings, in detached, semi-detached or terraced configurations. The three storey 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.

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.

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.

6.2 Apartment Design

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. The shared spaces to the rear are private to each set of units, containing generous communal open space plus bike and bin storage, as well as

additional enclosed storage. Balconies and patios are generous, with a southerly or westerly aspect in the majority of locations.

All apartments and communal amenity areas are designed in compliance with Design Standards for New Apartments - Guidelines for Planning Authorities 2018. It is noted that Wexford County Council have indicated that one bedroom and studio apartments are not appropriate in this location.

6.3 Materials and Finishes

Proposed external wall finishes to the buildings comprise a mix of durable brick with smooth and textured high quality self-coloured render, with zinc cladding highlighting particular features such as entrances. Window finishes will be timber or uPVC and entrance doors & screens will be solid or glazed painted composite construction. Roof finishes to all dwellings will consist of dark slates, with careful attention paid to the eaves detail and downpipe positions. Balconies to apartments/duplexes will have glass balustrades when facing the street with galvanized & powder coated steel balustrades to the rear, all with solid floors. Garden walls and duplex access stairs will be finished in brick to the public side and screening to bin-stores will have a brick or render finish.

7.0 PHASING OF DEVELOPMENT & PART V PROVISION

7.1 Phasing of Development

It is envisaged that the development will be constructed over five phases, realistically reflecting the size and scale of the residential market in Gorey. While the pace and timing of this phasing is highly dependent on unpredictable market conditions, the overall site design and phasing strategy takes account of the infrastructure and open space provisions associated with each phase, together with the proportional provision of Part V dwellings. The phases range in floor area from 10105 sqm to 3936.5 sqm.

7.2 Part V Dwellings

A variety of semi-detached and terraced houses, together with own-door apartments and duplexes, are proposed as part of each phase of the development's construction. The overall percentage is 10.01% and the breakdown of the proposed provision is as follows:

Phase	Total area	Part V area	Part V %	Apartments/Duplexes	House Types
1	9475.5sqm	938.2sqm	9.9	Type B x 2	3B terraced x 3
2	10105sqm	1057.8sqm	10.5	Type A, Type B	3B terraced x 3 & 3B semi x 2

3	5588sqm	535sqm	9.6		3B terraced x1 & 3B semi x 4
4	5973.4sqm	465.1sqm	7.8	Type A	2B terraced x 3
5	4789.1sqm	622.2sqm	13	Type C, Type D	3B terraced x 1

The Part V proposals offer a wide and inclusive provision, spread across the development.



Site Layout indicating phasing and Part V provision (Part V sites are in yellow)

8.0 VISUALISATION LOCATIONS



Site Layout indicating visualisation view points