



CLONATTIN S.H.D.

PLANNING REPORT

JANUARY 2021

On Behalf of AXIS CONSTRUCTION

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Axis Construction Limited intend to apply to An Bord Pleanála for permission for a strategic housing development at this site of c.15.7 ha located on lands to the south of Clonattin Village, and north of the R742 Courtown Road, in the townlands of Goreybridge, Clonattin Upper and Raheenagurren East, Gorey, Co. Wexford.

The proposed development will consist of demolition of the existing dwelling and shed on site (c.334.27sqm); construction of 363 no. residential units, comprising 42 no. 1 bed apartments, 59 no. 2 bed apartments, 134 no. 3 bed houses, 124 no. 4 bed houses and 4 no. 5 bed houses, in a range of building typologies ranging in height from 2 to 3 storeys. The proposed development also includes a single storey creche (c. 513 sq.m), new public open spaces, provision of 690 no. car parking spaces and 222 no. cycle parking spaces. The proposal includes for new vehicular and pedestrian accesses and upgrades along Clonattin Village Road to the north, and a new access road (including bridge) to the R472 Courtown Road to the south via the existing access road serving the cinema (with associated upgrades to the existing road and at the junction with the Courtown Road).

All associated site development works (including site reprofiling), landscaping, boundary treatments and services provision including ESB substations.



Figure 1 Approximate Site Outline. Please refer to the architect's drawings prepared by Reddy Architecture for accurate red line boundary.

INTRODUCTION

On behalf of the applicant Axis Construction, 36 Mount Street Upper, Dublin 2, this planning report accompanies an application to An Bord Pleanála under Section 4 of the Planning and Development (Housing) and Residential Tenancies Act (2016) for a proposed Strategic Housing Development at Clonattin, Gorey. Co. Wexford in accordance with the Planning and Development (Housing) and Residential Tenancies Act 2016.

The application has been prepared by a multidisciplinary team on behalf of Axis Construction as set out in the table below:

Company Name	Documents Prepared
MCG Planning	Planning Report Statement of Consistency Response to An Bord Pleanála's Opinion Material Contravention Statement
Reddy Architecture	Design and Access Statement Building Life Cycle Report Housing Quality Assessment Schedule of Accommodation Architectural Drawings Existing Building Surveys
The Big Space Landscape Architects	Landscape Design Statement Landscape Drawings
Treeline	Arboricultural Development Report Arboricultural Impacts drawing Tree Protection Plan Tree Constraints Plan
Altamar Environmental	Appropriate Assessment Screening Report
Visual Labs	Photomontages and CGIs
CS Consulting Engineers	Site Specific Flood Risk Assessment Engineering Services Report Residential Travel Plan Road Infrastructure Design Report Traffic Impact Assessment DMURS Statement of Consistency Construction and Environmental Management Plan Stage 1 Quality Audit Associated Engineering Drawings
Traynor Environmental	Operational Waste and Recycling Management Plan Construction Waste Management Plan

It is our client's intention to enable the development of the application site within the short term while also ensuring that the future development of adjoining lands both within the applicants control and

outside of their control can be achieved in a comprehensive, unified manner, resulting in a high quality development and attractive, permeable and sustainable area in the future. The proposed application will deliver residential development along with high quality usable public open space. This site is ideally suited to this form of development due to its currently underutilised status, its designation as Residential (R), Community and Education (CE) and Open Space and Amenity (OS),” zoning and its proximity to the Gorey Town Centre.

Whilst every effort has been made to ensure complete consistency across all reports and drawings accompanying this planning application there may be instances where typographical errors and/or minor inconsistencies do occur. These are unlikely to have any material impact on the ability of An Bord Pleanála to carry out a thorough assessment of the proposal.

Please refer to the architect’s drawings for an accurate red line boundary. All other red line boundaries shown throughout this planning report and all other accompanying reports are for illustrative purposes only.

SUMMARY OF THE PROPOSED DEVELOPMENT

The proposed development measures 15.7 hectares (made up of two sites, one measuring 15.35ha and the second measuring 0.15ha). There is also an area which has been set aside for a potential community use such as a school or nursing home located in the centre of the site to the north. This would be subject to a separate planning application.

The proposal includes the demolition of the existing buildings on the site, measuring c. 334.27sqm, and the construction of 363 no. residential units, a creche measuring c. 513sqm, a new link road (and bridge) connecting the Courtown Road to the Clonattin Village road, a linear park, and the reprofiling of the site to the south of the development. The key development statistics are set out below.

Development Proposal	Statistics
No. of residential units	363 no. units consisting of <ul style="list-style-type: none"> - 42 no. 1 bed apartments - 59 no. 2 bed apartments - 134 no. 3 bed houses - 124 no. 4 bed houses - 4 no. 5 bed houses
Community Facilities	Creche 513sqm with 83 no. childcare spaces
Site Area	Gross Site Area: c. 15.7ha Net Site Area: c. 9.56ha
Plot Ratio	0.41:1
Site Coverage	0.19:1
Residential Density	38 uph net (23uph gross)
Building Height	1-3 storeys
Communal Open Space	c. 0.2ha
Public Open Space	c. 3.13ha
Car Parking	690 no. spaces including 12 no. accessible parking spaces
Cycle Parking	222 no. spaces
Vehicular Access	From Clonattin Village Road and from proposed new link road from Courtown Road.

Along with all other associated site development works including bin storage, boundary treatments, hard and soft landscaping, car parking and cycle parking, plant, lighting, ESB substations, and all other associated site works above and below ground.

SITE LOCATION AND CONTEXT

The subject site is located within Clonattin Upper, Gorey, Co. Wexford, less than 1km (or a c. 15 minute walk) from Gorey Town Centre. The M11 is located c. 1.3km south of the site and connects the site with Dublin city to the north and Wexford town to the south.



Figure 2 Approximate Site Location in relation to Gorey town. Note the red line boundary shown is indicative, please refer to the architect's drawings for an accurate red line boundary.

The proposed development site measures c. 15.7ha and currently consists primarily of agricultural fields, including hedgerows and mixed vegetation. The subject site also includes a portion of land to the east and south, through the agricultural fields and the cinema site on Courtown Road. This will provide a new vehicular access route to the site from Courtown Road. The site is free from any protected structures or monuments and it is not located within a Conservation Area or an Architectural Conservation Area. The site is not within a Special Area of Conservation (SAC) or Special Protection Area (SPA).

There are two existing derelict buildings on site, but these are not of any architectural or historical merit). The north-western portion of the site has been partially cleared and contains a portion of an existing road. The north-eastern portion of the site is covered mixed vegetation and scrub. A large attenuation pond is located within the southern edge of the site. The site is bounded to the south and east by further agricultural lands, to the north and west by existing residential developments. The north of the site fronts onto Clonattin village road, which separates the subject site from the existing residential development. Clonattin Stream marks the eastern and southern boundary of the site separating the site from the agricultural lands.



Figure 3 Existing Attenuation Pond in south-eastern corner of the site. Source: AA Screening



Figure 4 View from Clonattin Village Road into the site. Existing children's playground in the foreground



Figure 5 Existing Development north of the subject site permitted by WCC Reg. Ref.: 2003/1306

The subject site is within the administrative boundary of Wexford County Development Plan 2013-2019 and the Gorey Town and Environs Local Area Plan 2017-2023 (LAP). Within this LAP the site is zoned for Residential, Community and Education, and Open Space and Amenity in the Clonattin Neighbourhood Framework Plan. The undeveloped land to the south of the subject site is zoned Business and Technology Park, and Open Space and Amenity.

The LAP includes a Neighbourhood Framework Plan (NFP) for five different areas within Gorey, one of which is Clonattin. The Clonattin area consists of Clonattin Upper and Clonattin Lower, which are separated by Clonattin Road, and comprises both developed and undeveloped lands. The developed lands consist primarily of residential development, but also include an industrial estate. The undeveloped lands within Clonattin comprise agricultural lands north, south and east of the developed residential area and includes the site the subject of this application. Beyond the boundaries of the Clonattin area is further agricultural land. The Gorey Rugby Football Club and Naomh Éanna GAA club are located within Clonattin Lower at the eastern edge of the residential lands.

Clonattin Road connects with Gorey Main Street via Esmonde Street, providing a direct route from Clonattin to Gorey Town Centre. Gorey Town is one of the larger towns in the Wexford county and has a wide variety of facilities and amenities. There are five large supermarkets in the town, the closest to the site include Aldi and Lidl. There are no existing Architectural Conservation Areas or Conservation area within Gorey town. There are no SPAs or SACs within Gorey town and environs.

Transport

Gorey Train Station, located c. 20min walk from the subject site, is served by the Dublin Connolly – Rosslare train and Dublin Commuter train. The M11 is located c. 1.3km south of the site and connects the site with Dublin city, c. 70km to the north, and Wexford town, c. 40km to the south.

Gorey town is served by numerous different bus routes which are listed in the table below and mapped in the figure below. All of the bus routes serve the bus stops on Gorey Main Street outside Whitmore Jewellers and McCabe's Pharmacy. These bus stops are c. 1.3km or a 16-minute walk from the subject site.

The Local Link DRT routes are *Demand Responsive Transport* that operate one service in each direction on the days indicated in the table below. The routes for these services vary depending on passenger bookings. Many of these routes also offer a door to door service, picking passengers up from their homes.



Figure 6 Site Location in relation to Bus Éireann Bus Stops and Train Station. Note the red line shown above is only for indicative purposes. Please refer to the architects drawings for an accurate red line boundary.

Route No.	Destination	Frequency
Bus Éireann		
2	Wexford – Dublin Airport	Mon-Fri: 16 services
Wexford Bus		
704	Wexford – Dublin Airport	Mon-Fri: 18 services; Sat: 12 services; Sun: 11 services
740A	Wicklow – Dublin Airport	Mon-Fri: 9 times daily; Sat-Sun: 6 times daily.
Expressway		
2	Wexford – Dublin	14 services daily each way
X2	Wexford – Dublin	16 services daily each way
Local Link		
389	Courtown/Riverchapel – Gorey	Mon-Sat: 6 services towards Gorey, 4 services from Gorey. Sun: 2 services each way.
DRT	Askamore – Gorey	Mon and Fri
DRT	Castletown – Gorey	Tue and Sat
DRT	Monamolín – Gorey	Tue and Thur
DRT	Kilmuckridge – Gorey	Wed and Sat
DRT	The Ballagh – Gorey	Sun
DRT	Gorey Area Rural Connect	Thursday night
DRT	Courtown Area Rural Connect	Friday night

Table 1 Bus Routes that serve Gorey town

Schools

There are 5 no. primary schools and 2 no. secondary schools located in Gorey. Bunscoil Loreto and Gorey Community School are within 1 km of the subject site.

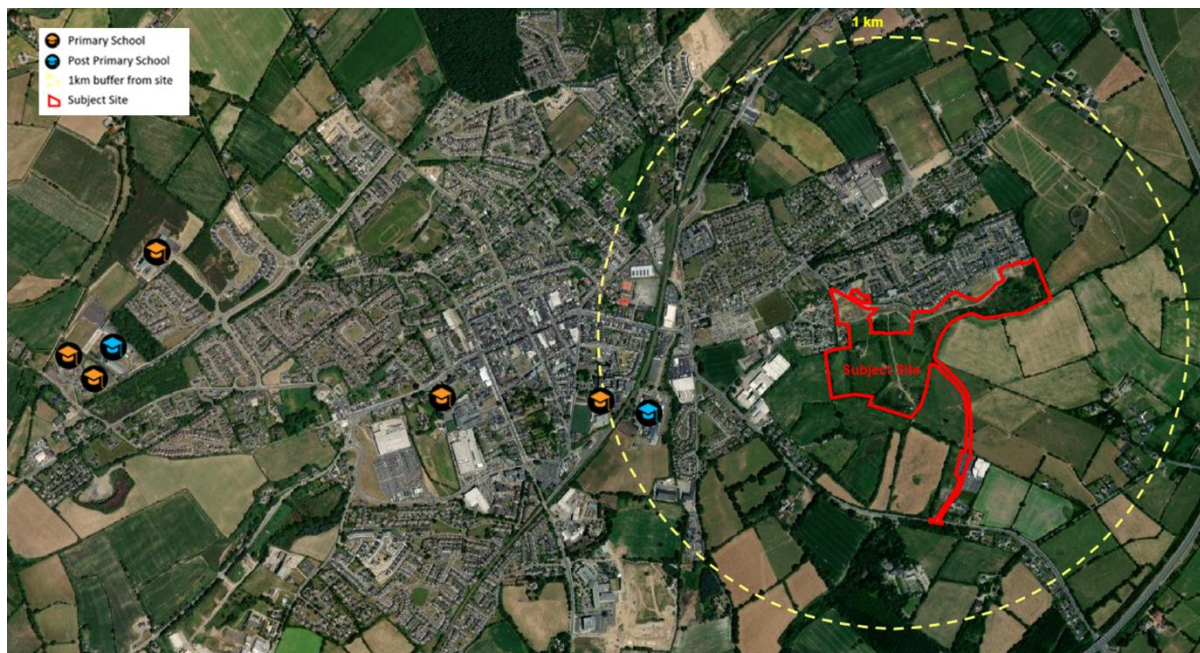


Figure 7 Schools location in relation to subject site

Primary Schools Indicated by orange academic hats	
1.	Bunscoil Loreto
2.	Gorey Central School
3.	St. Joseph Primary School
4.	Gorey Education Together National School
5.	Gaelscoil Moshíológ
Post-Primary Schools Indicated by blue academic hats	
1.	Gorey Community School
2.	Creagh College

Table 2 List of Schools

Childcare Facilities

An assessment of the information provided by Pobal and Wexford County Childcare Committee identified 12 no. existing childcare facilities within Gorey, shown in below in figure 10 below and listed in the table below. In addition to these existing facilities, An Bord Pleanála recently granted permission for a creche with c. 100 no. spaces as part of an SHD application to the north of Gorey (ABP Ref.: 303813).

Details of the provision of childcare facilities in the area is set out in below and in Chapter 4 of the EIAR submitted with this application.



Figure 8 Location of Existing Childcare Facilities in Gorey

	Childcare Facility	Address	Distance from Subject Site*
1.	1, 2, 3, Academy Pre-School and Montessori	3 Clonattin Village	c. 330m
2.	C.I.L.A. Children's Service	St. Aidan's Service, Midlands, Gorey	c. 700m
3.	Erika's Montessori Playschool	Castlerock Clonattin Lower, College Road	c. 900m
4.	Small Wonders	Courtown Road	c. 550m
5.	Caroline's Little Treasures	Courtown Road	c. 760m
6.	Little Daises Community Childcare	Gorey Youth and Community Childcare, Mary Ward Lane, St. Michaels Road	c. 950m
7.	St. Clemens's Community Playschool Ltd	Grattan Terrace	c. 1.1km
8.	Giant Steps Montessori	Christ Church Old School, Charlotte Row	c. 1.6km
9.	Higgy's House	Ramsgate Village	c. 1.7km
10.	Little Oaks Academy	Oakwood Estate, Ramstown,	c. 2km
11.	Little Lambs Montessori and Creche	49 Ardmore Carnew Road, Gorey	c. 2.4km
12.	Little Crickets Creche and Montessori	145 Pearson's Brook, Holyfort Road	c. 2km
*Distance measured from approximate centre of subject site			

Table 3 List of Childcare Facilities in the area

PLANNING HISTORY

Subject Site

WCC Reg Ref: 2013/0002

Decision: Grant

Decision Date: 19th December 2013

Outline permission was granted by Wexford County Council for a period of 3 years for the demolition of an existing dwelling, structures and the removal of a partially completed on-site sewage treatment plant to facilitate the construction of 206 no. residential dwellings comprising a mix of terraced, semi-detached and detached houses and associated ancillary infrastructure provision, childcare facility, children's play area and open space provision while incorporating an existing surface water attenuation pond.

The layout and design of the development the subject of this application is broadly similar to this permitted development. The buildings ranged in height from 2 to 3 storeys. The proposal had key open spaces within the centre of the development and also provided an attractive walk beside the river to the south and east of the site.

In this report the principle *"of development of these lands for residential use is acceptable to the planning authority"*. The planner also identified that the two- three storey scheme and overall masterplan for the site which is similar to our proposal is appropriate.

It goes on to identify that the proposal *"in terms of layout and design is considered good. However, as the County Architect highlights in his referral response, the proposals for spine routes in the masterplan is not translated across to the site layout plan. Similarly, the semi-rural massing plans proposed within the masterplan are not translated across to the site layout plan which is considered quite urban"*. They also considered that the open space *"is adequate and well positioned within the overall development. It is well overlooked by the proposed dwelling houses."*

As a result, this previous permitted layout along with the Opinion from An Bord Pleanála has informed the layout and design of the proposal now before the board as part of the this application.

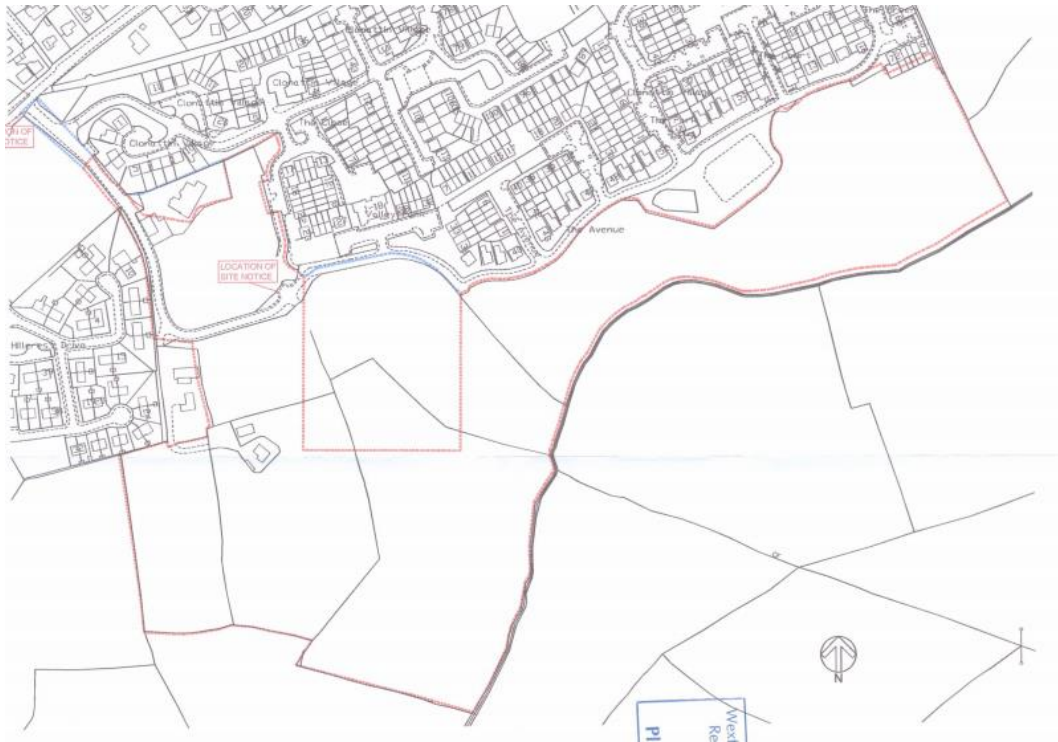


Figure 9 Site Location Map of WCC Reg Ref: 2013/0002



Figure 10 Proposed Layout WCC Reg. Ref.: 2013/0002



Townhouse Typologies



Figure 11 Proposed elevations WCC Reg. Ref. 2013/0002



Example of Finishes

Elevation studies of 3-bedroom housing

Figure 12 Proposed Elevations WCC Reg. Ref. 2013/0002

WCC Reg Ref: 2013/0003

Decision: Grant

Decision Date: 25th February 2013

Outline permission for a period of three years was granted by Wexford County Council for the *provision of playing fields/sports pitches and ancillary clubhouse facilities, vehicular access and on-site car parking provision on a site measuring approximately 1.08ha in extent.*



Figure 13 Site Location of WCC Reg Ref: 2013/0003

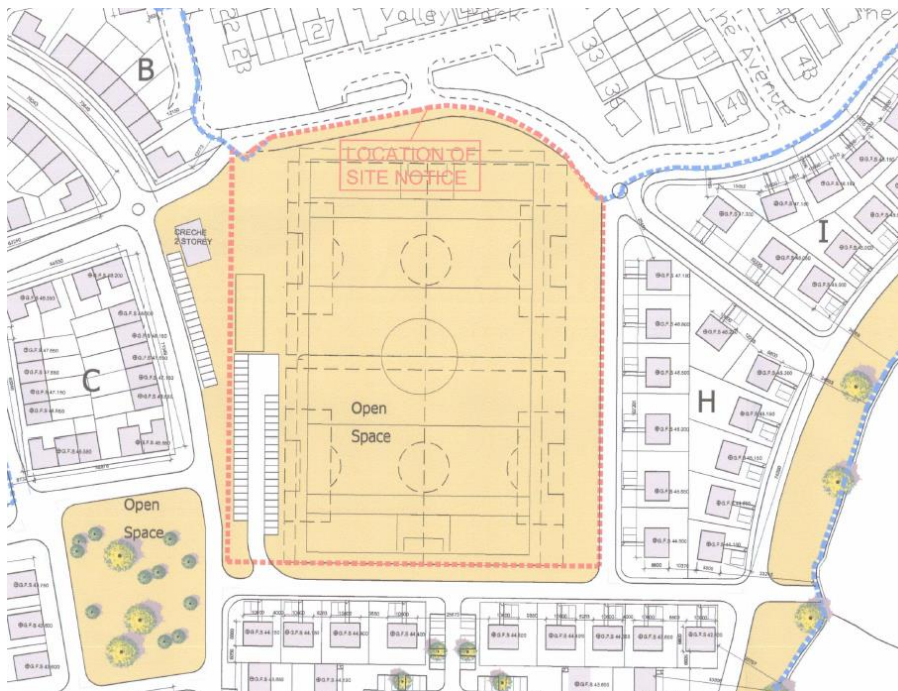


Figure 14 Proposed Site Layout Plan for WCC Reg. Ref. 2013/0003

WCC Reg Ref: 2007/2204

Decision: Withdrawn

Decision Date: 28th March 2008

A planning application for 230 no. residential units was lodged by Cleary Doyle and Developments Ltd on 11th June 2007. A Further Information Request was sent to the applicant on 2nd August 2007. The application was subsequently declared withdrawn on 28th March 2008 following a lack of compliance with the further information request.



Figure 15 WCC Reg Ref: 2007/2204 Site Location Map

WCC Reg Ref: 2003/4476

ABP Reg. Ref: PL 26.209918

Decision: Grant

Decision Date: 21st April 2005

Permission was granted by An Bord Pleanála for the erection of a 'village centre' comprising a two-storey building to be used as a childcare facility, three storey buildings for retail, commercial and residential use, a two storey for use as a public house and restaurant, a five-storey building for retail and residential use, a six-storey building for retail and residential use, and a basement car park. This permission included the site the subject of this pre-application. An extension of duration of planning permission was granted by Wexford County Council on 6th April 2010 for a period of 3 years. This extension expired 20th April 2013.

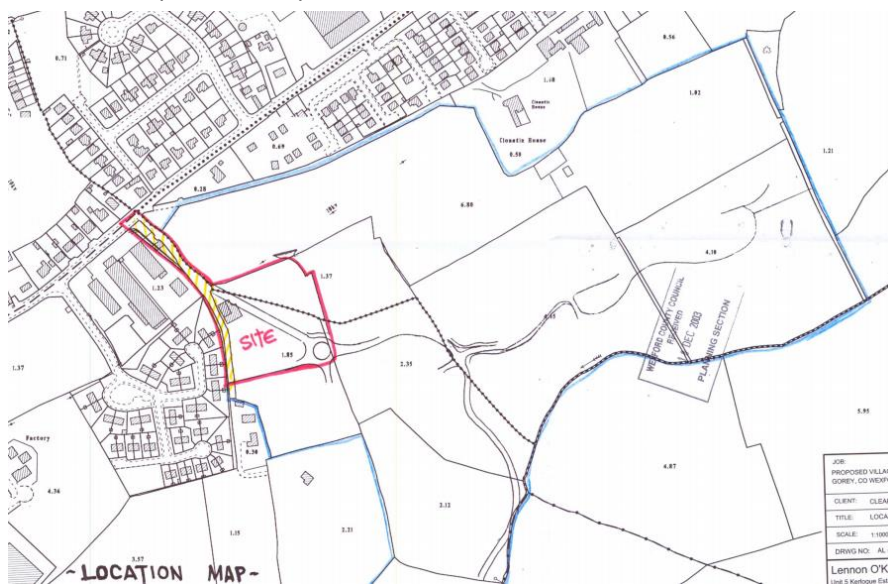


Figure 16 WCC Reg Ref: 2003/4476

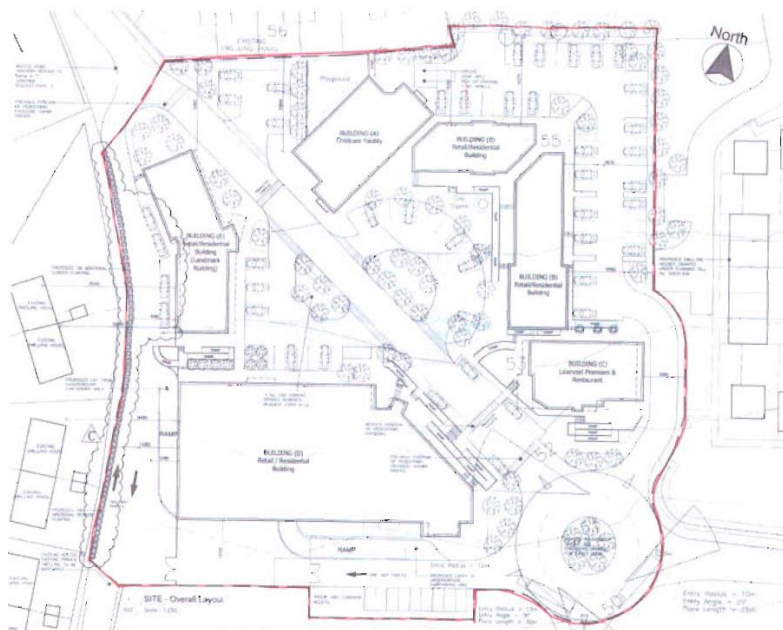


Figure 17 Site Layout Plan WCC Reg. Ref.: 2003/4476



Figure 18 Proposed Streetscapes for WCC Reg. Ref.: 2003/4476

One of the five proposed buildings permitted under WCC Reg. Ref. 2003/4476, has been completed. The location of the completed building is shown in the site layout plan below. There have been four change of use applications relating to this development.



Figure 19 Extract from Site Location Map for WCC Reg. Ref. 2018/1687

WCC Reg. Ref.: 2018/1687

Decision: Grant

Decision Date 1st February 2019

Permission was granted for a change of use of the ground floor of the existing partially complete building granted under planning reg. no. 2003/34476 (ABP Ref. PL26.209918) from childcare facility to use as three number two bedroom apartments and one number bedroom apartment, with minor alterations to existing elevations and connections into public services and formation of shared green space.

WCC Reg. Ref.: 2016/0328

Decision: Grant

Decision Date 25th May 2016

Permission was granted for a change of use of the first floor of existing partially complete building granted under planning reg no. 2003/4476 (ABP Ref. PL26.209918) from a childcare facility to use as 2 x two bedroom apartments & 2 x one bedroom apartments with external balconies & minor alterations to existing elevations & connection into public services.

WCC Reg. Ref.: 2015/0769**Decision: Grant****Decision Date 20th January 2016**

Permission was granted for a change of use of part of ground floor of existing partially complete building granted under Planning Reg. 2003/4476 (ABP Ref. PL26.209918) to use as retail grocery shop and permission to install external access doors to shop on south west elevation and new windows to toilet facilities on south east and north east elevations and permission to install new entrance to the existing creche facilities including external canopy over access door on the south east elevation and permission for minor internal alterations to existing creche layout. Permission is also sought for the construction of access road to and from existing development to the existing estate roads including external parking area and connection to existing services.

WCC Reg Ref: 2013/0001**Decision: Grant****Decision Date: 22nd February 2013**

Permission was granted by Wexford County Council for change of use of the substantially completed 2 storey buildings from creche to community use, as permitted and constructed under Wexford County Planning Ref 2003/4476 (ABP Ref: PL 26.209918).

Adjacent Sites**WCC Reg Ref: 2019/0425****Decision: Refuse****Decision Date: 22 May 2019**

Permission was refused by Wexford County Council for 6 no. dwelling houses, all ancillary site works and connection to existing services. This site is located north of the subject site.

This development was refused for the following reason:

The proposed residential units, siting and access to private open space and overlooking of said private open space by overhead units, lack of considered connection of footpath and public open space with adjoining lands, in adequate internal layout and space provision, in adequate density of development, inadequate ground floor ceiling height, excessive car parking provision, inadequate bin storage and bicycle parking provision, absence of compliance with SUDS, absence of a hard and soft landscaping scheme and lighting scheme are indicative of a substandard and inappropriate development scheme. The development as proposed therefore would be contrary to the standards for residential development as expressed by Specific Planning Policy Requirements 3 and 5 per the Design Standards for New Apartments: Guidelines for Planning Authorities 2018, contrary to Specific Planning Policy Requirement 4 per Urban Development and Building Heights: Guidelines for Planning Authorities 2018 and also contrary to the guidance as expressed in Section 18.10. Residential Development in Towns & Villages, Wexford County

Development Plan 2013-2019 and would therefore be contrary to the proper planning and sustainable development of the area.



Figure 20 WCC Reg Ref 2019/0425 Site Location Map

WCC Reg Ref: 2003/1306

Decision: Grant

Decision Date: 7th May 2004

Permission was granted by Wexford County Council for 284 no. residential units.

This site is located immediately north of the subject site and has now been completed and occupied.

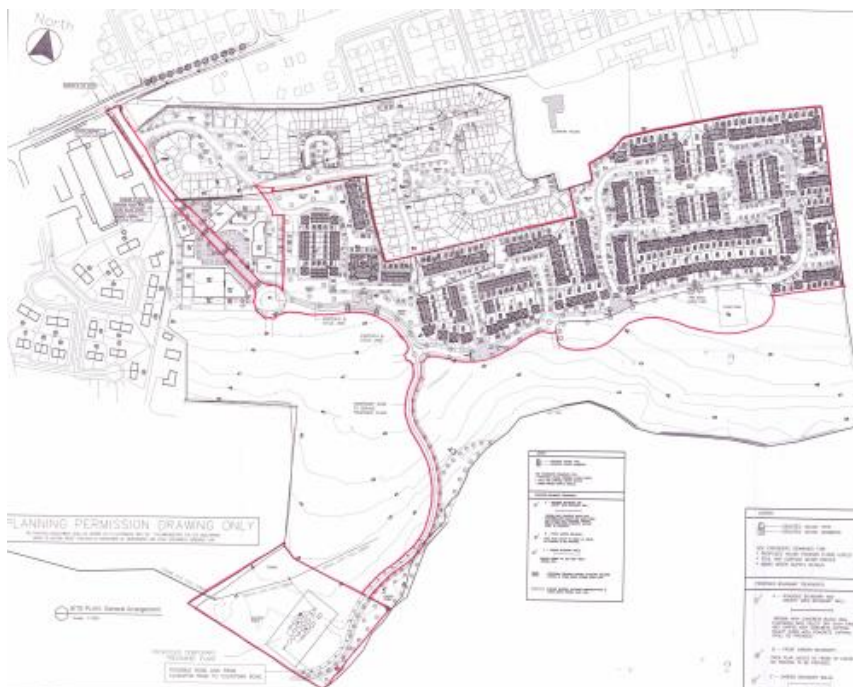


Figure 21 WCC Reg Ref: 2003/1306



Figure 22 Proposed Elevation of 4 Bed, 3 Storey Terraced Houses permitted under WCC Reg. Ref. 2003/1306



Figure 23 Proposed Elevation of Apartments permitted under WCC Reg. Ref. 2003/1306

This application was subsequently revised by the following applications:

- WCC Reg Ref: 2004/3445
- WCC Reg Ref: 2004/3482
- WCC Reg Ref: 2005/3512
- WCC Reg Ref: 2006/0385
- WCC Reg Ref: 2006/1526

These revisions included alterations to the permitted layout under WCC Reg Ref: 2003/1306 and the change of a small number of house types.

Surrounding Area

A number of large residential developments have been recently granted planning permission by Wexford County Council and An Bord Pleanála within the wider Gorey area:

- Wexford County Council granted permission under 20200467 for 83 no. residential units on the 21st August 2020. This site is located 2.5km west of the subject site.
- Wexford County Council granted permission for 70 no. residential units on the 27th March 2020 under reference 20191472. This proposal is located c. 2km west of the subject site and is currently under appeal to An Bord Pleanála.
- An Bord Pleanála granted permission, under ABP 303813, for an SHD consisting of 297 no. residential units and a creche on the 28th May 2019. This SHD site is located c. 1.5km north-west of the subject site.

- Wexford County Council granted permission for 99 no. residential units in October 2017 (20170786). This permission was subsequently amended in 2018 under 20180742. This site is located c. 1.4km southwest of the subject site.

PROPOSED DEVELOPMENT

The proposed development will consist of demolition of the existing dwelling and shed on site (c.334.27sqm); construction of 363 no. residential units, comprising 42 no. 1 bed apartments, 59 no. 2 bed apartments, 134 no. 3 bed houses, 124 no. 4 bed houses and 4 no. 5 bed houses, in a range of building typologies ranging in height from 2 to 3 storeys. The proposed development also includes a single storey creche (c. 513 sq.m), new public open spaces, provision of 690 no. car parking spaces and 222 no. cycle parking spaces. The proposal includes for new vehicular and pedestrian accesses and upgrades along Clonattin Village Road to the north, and a new access road (including bridge) to the R472 Courtown Road to the south via the existing access road serving the cinema (with associated upgrades to the existing road and at the junction with the Courtown Road).

All associated site development works (including site reprofiling), landscaping, boundary treatments and services provision including ESB substations.

The breakdown of the residential units will be as follows:

Unit Type	No. of Units	Percentage
Apartments	101	28%
1 bedroom	42	12%
2 bedrooms	59	16%
Houses	262	72%
3 bedrooms	134	37%
4 bedrooms	124	34%
5 bedrooms	4	1%
Total	363	100%

RATIONAL FOR DEVELOPMENT

The proposed development is part of a wider masterplan for the site which includes an area to the north of the site that is not part of this application. In line with the zoning for this area it is envisaged that a community building for education, such as a school or a nursing home would be provided in the future. For the purposes of this application, it has been assumed it would be a school site as this would generate the most impact in terms of traffic generation and impact on the neighbourhood.

The area of land the subject of this application is for 363 no. residential units comprising detached, semi-detached and terraced houses, and apartment blocks, a creche, a new link road, along with public open space including a linear park and associated infrastructure, surface water attenuation pond, new vehicular and pedestrian accesses and associated works.

The site's location in close proximity to Gorey town centre ensures that the site is a sustainable location for residential development. The subject site is located within 15 minutes walk of Gorey town centre, with existing footpaths along Clonattin Road and Esmonde Street providing a safe route for pedestrians from the subject site into the town centre.

The principle of the demolition of the existing buildings, which are not of any particular architectural merit, and the construction of residential development in this location has been accepted by both the LAP for the area and also by the planning history which permitted the demolition of these buildings in order to enable the construction of 206 units on this site, in a similar layout and design.

The subject site is located within primarily within the Courtown ED with a portion of the site within Gorey Rural ED. The site is also only c. 130m from the border with the Gorey Urban ED. Combined these three EDs had a population of 13,085 in 2016, an increase of 9.6% on the 2011 population for the same area. This a significantly higher population increase when compared to the national population which saw an increase of just 3.8% from 2011 to 2016. Interestingly, this population increase was not driven by urban development within Gorey town but by an increased population in Courtown ED and Gorey Rural ED. Gorey Urban ED only saw a population increase of 3.1% which is in line with the national population change. However, Gorey Rural ES saw an increase of 11.6% and Courtown ED saw an increase of 13.9%. This suggests that there has been significant dispersed development in the area which is driving the population increase. The proposed development will provide 363 no. residential units within the boundary of the Gorey town as defined by the Local Area plan, which will help to provide a more compact pattern of development in line with the National Planning Framework.

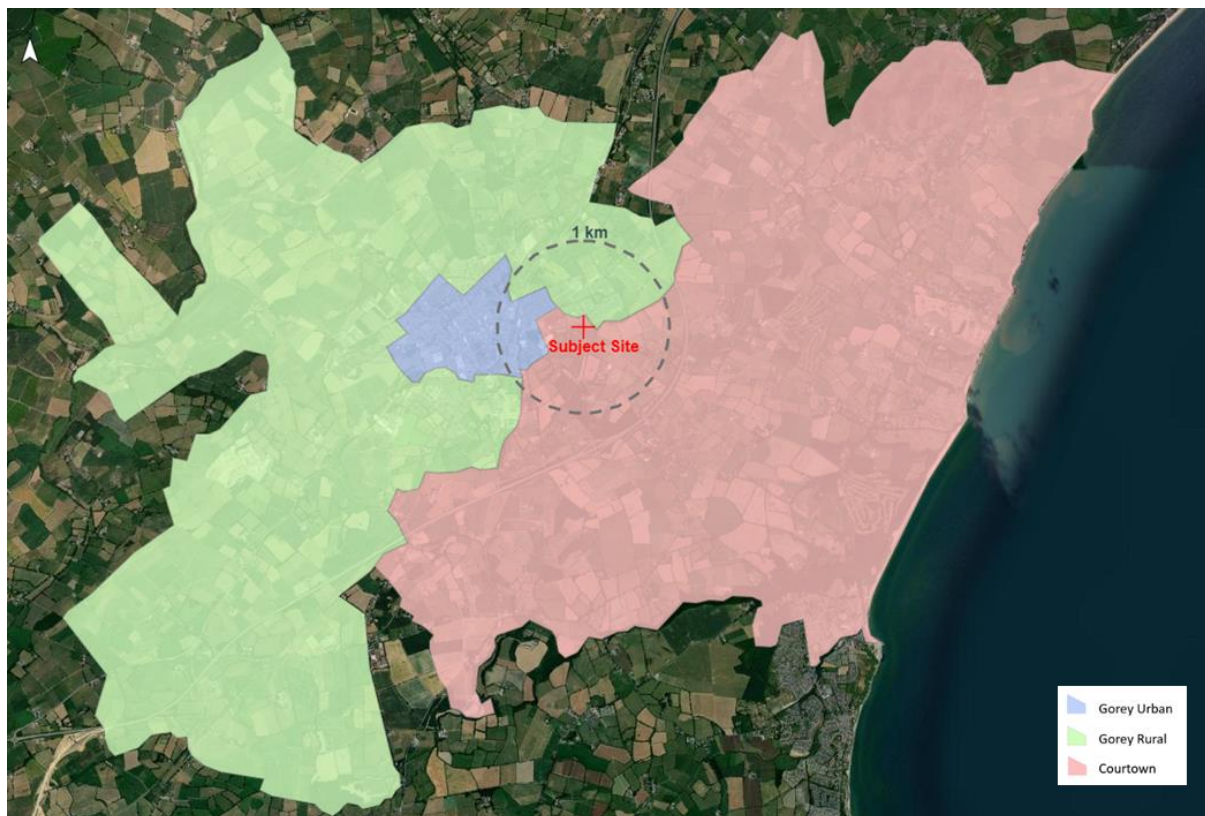


Figure 24 Location of Subject site in relation to the Electoral Divisions

It is also noted that the LAP identifies that between 2006 and 2011 the population of Gorey increased by +36%. The increasing population in this area indicates that it is an attractive location for people to live. It is also acknowledged in the Gorey Town and Environs Local Area Plan 2017-2023 (hereafter LAP) for the area that this area has *“an enhanced residential function as it has become a commuter town for people working in the Greater Dublin area.”*

It is identified in the LAP that the housing mix provided for the 2011 census were predominantly semi-detached housing (41%), detached houses (28%) and finally terraced houses (22%). It also identifies that all types of housing, including 1, 2, 3 and 4 bedroom units, are identified in the housing needs for this area. This proposed development, with its range of unit types from apartments to larger 5 bedroom houses, will address this need. The LAP identifies that *“there is a significant demand for housing in the area which has arisen as a result of the decline in house construction, the demand for rental accommodation and the attractiveness of the area as a place to live”*. The LAP (2017-2023) also identifies that there is a need for a further 1,320 units in the area. This proposed development for 363 no. units will account for c. 28% of the housing target for the area. On this basis the proposed development is consistent with the identified housing need for the area and the LAP.

Layout and Design

The majority of the site is zoned for Residential use in the LAP. A small section in the south of the site, which currently contains an attenuation pond, is zoned Open Space and Amenity, while a central section of the site to the north is zoned for Community and Education use. These zonings are shown

in *Map 11 Land Use Zoning* of the LAP. The LAP also includes Neighbourhood Framework Plans which outline an urban block layout for five different neighbourhoods within the LAP area.

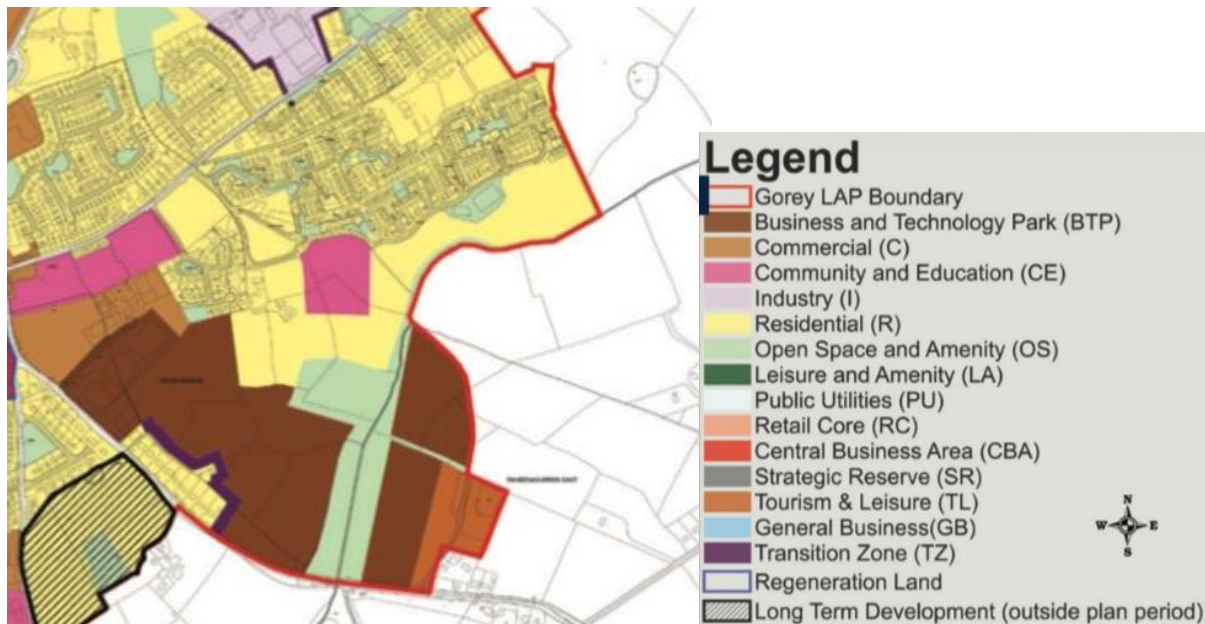


Figure 25 Extract from the LAP

The proposed development is in line with these zonings and the urban block layout. The layout of the proposed houses and apartment blocks follows, where possible, the layout outlined in the Local Area Plan. In addition, these residential units are located on the lands zoned for residential use. The central area zoned for Community and Education use includes a large public park, while a community use could be provided on the site to the north outside the boundaries of this application.

The proposed development includes a mix of housing types and sizes. These have been laid out throughout the development to create different character areas and to ensure that the design does not become monotonous. The apartment blocks have been positioned to act as nodes to help with wayfinding throughout the development.

The layout ensures that the public realm, including the open spaces and roads are overlooked. This will provide passive surveillance and create a sense of safety throughout the development.

All of the development criteria and standards have been adhered to including the back-to-back distances between units and the Apartment Guidelines 2018. The details of these are set out in full in the Housing Quality Assessment.

In terms of Daylight & Sunlight it is noted that the proposed development is sufficiently far away from existing neighbouring properties to avoid any issues in relation to loss of light/ overshadowing or loss of privacy.

All of the units will have good access to daylight and sunlight throughout the development. This is due to the proposed layout, the internal layout of the units and the distances between each of the units. This is also true for the development in terms of privacy and overlooking.

Density

The proposed development provides 363 no. residential units on a net developable site area of c. 9.56 ha. This results in a residential density of 38 uph, which is in line with the National Planning Framework and is considered an appropriate density for this location next to Gorey town centre, given the existing low-density development of the surrounding area.

Aspect

There are in total 101 no. apartments of which 55.55% are dual aspect, in line with the 2018 Apartment Guidelines for suburban or intermediate locations. The layout has been carefully designed to ensure that none of the single aspect units are north facing.

Open Space and Amenity

The landscaping masterplan has been designed to provide a variety of useable open spaces throughout the scheme that will serve a range of different users. A natural play facility and kickabout area are included in the central park area. A second kickabout area is within the open space at the south of the site adjacent to the existing attenuation pond.

A linear park is provided along the southern boundary adjacent to the existing watercourse to the south and this defines the boundary to the south of the site. This space incorporates the recreational and landscaping strategy. It is also landscaped, with appropriate planting, to create an ecological corridor in this area. This linear park connects into the other open spaces creating an attractive route through the development for pedestrians and cyclists. A number of exercise stations are provided along this amenity walkway. A new bridge across this watercourse is also proposed for the link road which will provide a connection to the linear park to the south.

There is an existing open space and children's playground located adjacent to the subject site, along Clonattin Road. The landscaping plan for the proposed development includes an open space next to the existing children's area which will work to integrate the development with the existing environment.

In addition to the useable open spaces, the layout of the development and the proposed landscaping masterplan aims to retain as much of the existing tree, hedges and shrub on the site. This has been a guiding factor in the layout of the development. This will protect and enhance the biodiversity of the site in the long term. This is demonstrated by the number of trees identified as good quality which are retained within the Treeline Ltd Assessment Report.

In terms of quantum of open space, there is 3.13ha of Public Open Space throughout the site. In addition to this each of the apartment blocks have their own private communal open space (c. 0.2ha sqm in total).

All of the apartments have private open space facing north/south/ east/ west in line with the Apartment Guidelines, while each house has private rear gardens. All houses also have associated front and rear gardens.

Parking and Access

CS Consulting have carried out an assessment of the existing and proposed road network in their Traffic Impact Assessment. This report has found that this development will not have a detrimental impact on the surrounding road network. Furthermore, a Road Infrastructure Design Report and a Residential Travel Plan have also been completed, ensuring that the most appropriate form of road design and parking are provided for through this development which will support the existing road network for the area.

The proposed development will provide a total of 690 no. car parking spaces as follows 524 resident spaces and 13 no. visitor spaces for the houses; 101 no. resident spaces and 33 no. visitor spaces for the apartments/maisonettes; 15 no. long term staff spaces and 4 no. set down spaces for the creche. The parking for the houses will be generally located within the curtilage of the houses and behind the footpath and the parking for the apartments is generally located in small, dedicated parking areas. Some parking is provided as on-street parking on the internal roads within the development site. This is an appropriate provision of parking given the proximity of the site to Gorey Town Centre, the train station and a variety of buses.

The proposal includes a total of 222 no. cycle parking spaces. 160 no. secure, long term spaces and 52 no. short stay spaces are provided for the apartments and maisonettes. 10 no. cycle parking spaces are provided for the creche. All of the houses will provide for cycle parking within their curtilage.

There are five access points into the proposed development from Clonattin Village Road. These will provide access for vehicles, cyclists and pedestrians. The provision of five vehicular access points will ensure that all of the vehicular traffic is not entering and exiting the scheme at the one point. A series of internal distributor roads are proposed within the development, all of these are linked together, and are in line with DMURS requirements, including ensuring that there are no cul-de-sac within the development. Two new pedestrian crossing points are also proposed on Clonattin Village Road connecting the north and south side. This has been agreed with Wexford County Council.

The proposed development also includes a new access road to the east of the site. This will connect the subject site to Courtown Road through the existing cinema site. This new road has been designed in line with best practice and guidance and has been agreed with Wexford County Council. This will ensure that the development is accessible should an emergency arise and the existing road become blocked.

There are footpaths provided on both sides of all streets within the proposed development which ensure there is a safe route for pedestrians throughout the entire scheme. The proposed street layout will provide vehicular access to every residential unit which will help ensure the scheme is universally accessible. New cycle paths are also proposed within the development, along the new link road, and through the site where appropriate.

Childcare Facilities

The proposed development includes a crèche of c. 513sqm which will cater for c. 83 no. children.

McGill Planning Ltd have carried out a Childcare Assessment in Chapter 4 of the EIAR of the Gorey area to determine whether a childcare facility is required as part of the proposed development. This assessment determined that there are 12 no. childcare facilities within Gorey, 6 no. of which are within 1km of the subject site. As set out in the Childcare Assessment, these childcare facilities were contacted in January 2020 to determine their capacity. It was found that there were 2 vacancies available at that time.

As part of this assessment the 2001 Childcare Guidelines and the 2018 Apartment Guidelines were assessed. It was found that in line with local demographics, the proposed developments projected population, the proposed development is expected to result in a demand for childcare spaces in the range of between 58 to 80 no. childcare spaces. The proposed development will provide a childcare facility which will cater for c. 83 no. children. This childcare facility is located to the south of the subject site, which will ensure that the childcare facility is within a short walking distance of the houses further away from the existing creche facilities located to the north of the site. This is considered appropriate given the expected need arising from this development.

Overall masterplan for the site

Within the overall masterplan for the site a school has been indicated as a potential use for the community and education zoned land which is located to the north of the public park. This is considered an appropriate site for a potential school due to its location surrounded by residential development. It will encourage walking and cycling as a viable transport option for students and any staff living locally. The location along Clonattin Village Road ensures the potential school will be within a short distance of the existing residential units within Clonattin Lower and of the future residents of the proposed development. The applicant has started initial contact with the Department about this site as a potential school site should the need arise, which would be the subject of a separate application.

If the Department identifies that a school is not required on this site, it is proposed to use it for an alternative community use, as per the zoning, including a new community building or a nursing homes as appropriate.

VISUAL IMPACT ASSESSMENT

The proposed development will result in the creation of a new series of building, ranging in height from 1 to 3 storeys on a greenfield site. The sensitivity of the site, and the surrounding area is considered low as it is not in an Architectural Conservation Area or near any protected structures. The insertion of the 2 and 3 storey elements along Clonattin Road is considered to have a positive impact on the streetscape by providing a urban edge along this route as well as enabling wayfinding and legibility to this area.

The proposed development is located in an area that currently comprises residential, commercial and agricultural land. However, it is a zoned residential area, with a previous permission for 2 -3 storey housing on this site. It is also an area which has undergone recent change with the provision of new residential development to the north of the site along Clonattin Village Road.

The views from the surrounding areas and public footpaths will be improved as a vacant underutilised site will be replaced by attractive development in this area. The proposed development will have high quality materials throughout and high quality landscaping. The overall effect of this proposal, when viewed from the surrounding areas is considered to be positive.

A full Landscape and Visual Impact Assessment has been carried out as part of the EIAR (Chapter 10) submitted with this application.

DRAINAGE INFRASTRUCTURE

The Engineering Services Report prepared by CS Consulting Engineers outlines the existing and proposed foul drainage infrastructure, potable water system and stormwater drainage infrastructure. CS Consulting Engineers have prepared drawings that outline the proposed foul and surface water network layout plan and the proposed watermain layout. Please see these reports and drawings for detailed information on the drainage infrastructure.

The topography of the site falls from North to South towards an open watercourse along the southern boundary of the site. The proposed development has a range of surface water designs to attenuate the water in rainfall events.

The site is located within a Category C Flood Zone where residential development is generally considered acceptable due to the low probability of flooding and associated low risk. A full Site Specific Flood Risk Assessment is submitted with this application.

COMPLIANCE WITH PART V

10% of the proposed development will be Part V in line with national policy. The proposed units along with the costings have been sent to Wexford County Council and are also enclosed with this application submission. The proposed units, and their associated breakdown, has been agreed in principle by Wexford County Council as demonstrated by their letter dated the 30th October 2020.

Comhairle Contae Loch Garman



Strategic Housing Development Unit

An Bord Pleanála

64 Marlborough St

Dublin 1

30 October 2020

Agreement in Principle prior to Planning Application being Lodged

**Under Planning and Development Act 2000 (as amended) and Urban
Regeneration Act 2015**

To Whom it Concerns,

I confirm that, **Axis Construction Ltd, 38 Upper Mount St., Dublin 2** and the **Housing Section, Wexford County Council** have reached an "Agreement in Principle" with regard to complying with the requirements of Part V of the Planning & Development Act 2000 (as amended) for a proposed Strategic Housing Development application for **363 Units at Clonattin, Gorey, Co. Wexford**.

Both parties agree the following:

- 1) Transfer of **36** no. Housing Units (representative of 10% of the total units) to Wexford County Council or an Approved Housing Body or such number of units as required to achieve the Net Monetary Value.
- 2) Min. 20% of the units to be transferred to Wexford County Council or an Approved Housing Body shall be "Life Long Homes (Sustainable Living)" in compliance with the Wexford County Development Plan and Housing Strategy.
- 3) The units to be transferred (subject to review) are as follows:

Description	No of Units
1 bed Apartment	4
2 bed Apartment	11
3 bed House	21
Total Units	36




Comhairle Contae
Loch Garman
Wexford County
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Comhairle Contae Loch Garman



- 4) The Indicative Costs of Construction, assessed at €7,468,180 (average €207,449 per unit) as submitted by Axis Construction Ltd are broadly acceptable. However, as actual costs cannot be quantified at this preliminary stage, should planning permission be granted the Local Authority will seek to review the Agreement, prior to the Lodgement of the Commencement Notice.
- 5) It should be noted that this 'Agreement in Principle' in no way contractually binds the Local Authority to acquire the stated units. Any further Agreement will be subject to the following:
- Planning Approval
 - Funding Approval
 - Chief Executive Order
 - Any agreed amendment between parties
 - Agreement on land values and construction/development costs following grant of permission
 - Housing demand and agreement on unit types to be transferred.


Helen Frayne

Senior Staff Officer
Housing Capital Section
Wexford County Council
County Hall, Carriglawne
Wexford.

Date 30/10/2020


On behalf of Axis Construction Ltd

Date 3rd Nov 2020



Comhairle Contae
Loch Garman
Wexford County
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TAKING IN CHARGE

It is proposed that all of the roads and public open spaces will be taken in charge by Wexford County Council. As noted by the letters of consent, this site is within three separate ownerships. It is the request of the Movies@Gorey Cinema owners (Ormond Cinema Dungarvan Ltd) that the section of the new road within their land is completed first, and taken in charge by Wexford County Council as soon as it is completed to the boundary of their site. We can confirm that this approach is acceptable to the applicant and, subject to receipt of planning permission, we will apply to Wexford County Council to request same.

ECOLOGICAL ASSESSMENTS

An Appropriate Assessment Screening Report for the site was prepared by Bryan Deegan of Altamar Limited and is submitted with this application. It determined that a full NIS Report would not be required for the proposed development.

The proposed development measures in excess of 10ha and therefore falls within one of the categories of development specified in Schedule 5 of the Planning and Development Regulations 2001, as amended. As a result the application is accompanied by an Environmental Impact Assessment Report (EIAR), set out in 3 no. volumes. Volume 1 is the Report, Volume 2 is the Appendices and Volume 3 is the Non-Technical EIAR Summary.

CONCLUSIONS

The proposed residential scheme is on zoned land and is in line with the zonings set out in the Development Plan. The principle of the residential development on this site has been previously accepted by Wexford County Council by the granting of permission for residential development of 206 units on this site. The uplift in the number of units is reflective of National Planning Policy and housing need in the area.

It is also been demonstrated that in conjunction with the proposed new road the existing road infrastructure and connection into the surrounding road network is appropriate to serve the proposed developments while providing a safe, permeable and legible layout throughout the scheme in line with DMURS.

There are ample open spaces provided throughout the development in the form of a hierarchy of open spaces which meet the recreational and amenity needs of the existing and future population in the area. The proposed development will enhance the existing watercourse to the south by providing a linear park in this area, along with an ecological corridor closer to the watercourse bed. The attenuation pond area will be enhanced to create an attractive feature of this area to the south.

The existing network has sufficient capacity to incorporate the development into the existing water and drainage supplies for the area.

The design and layout of the proposal, with the mix of houses and apartments, along with a proposed creche, is of high quality and makes the best use of available allocated land in line with best practice. It is a well-designed scheme that provides a sense of place and identity on this vacant underutilised piece of land.

In conclusion it is submitted that the proposed residential development is entirely consistent with the Development Plan, the LAP for the area and in line with Regional and National Planning policy, and we would respectfully request that planning permission is granted for this development.