



# CLONATTIN S.H.D. STAGE 3

STATEMENT OF CONSISTENCY  
JANUARY 2021

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On Behalf of AXIS CONSTRUCTION

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## 1 INTRODUCTION

On behalf of the applicant, Axis Construction, this Statement of Consistency with Planning Policy accompanies a planning application to An Bord Pleanála in relation to a proposed Strategic Housing Development at Clonattin, Gorey. Co. Wexford in accordance with Section 4 of 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:

<b>Company Name</b>	<b>Documents Prepared</b>
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 Constraints Plan Tree Survey Drawing
Altemar 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

### 1.1 SUMMARY OF THE PROPOSED DEVELOPMENT AND DEVELOPMENT DESCRIPTION

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 1 Approximate Site Location in relation to Gorey town. Note the red line boundary shown is indicative, please refer to the architects 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. There are two buildings on the site which will be demolished. 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. There are two existing buildings on site, but these are not of any architectural or historical merit. The site is not within a Special Area of Conservation (SAC) or Special Protection Area (SPA). 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 south-eastern corner 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.

**The proposed development will consist of demolition of the existing buildings 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 key statistics are set out below.

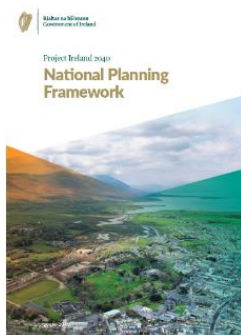
Development Proposal	Statistics
No. of residential units	363 no. units consisting of <ul style="list-style-type: none"> <li>- 42 no. 1 bed apartments</li> <li>- 59 no. 2 bed apartments</li> <li>- 134 no. 3 bed houses</li> <li>- 124 no. 4 bed houses</li> <li>- 4 no. 5 bed houses</li> </ul>
Community Facilities	Creche c. 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
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 access road from Courtown Road.

## 2 NATIONAL POLICY

The key national policies and guidelines (including Section 28 Guidelines) relevant to the proposed development are as follows:

1. Ireland 2040 Our Plan - National Planning Framework (2018);
2. Rebuilding Ireland – Action Plan for Housing and Homelessness 2016;
3. Guidelines for Planning Authorities on Sustainable Urban Housing: Design Standards for New Apartments (2018);
4. Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009), and the accompanying Urban Design Manual;
5. Quality Housing for Sustainable Communities (2007);
6. Design Manual for Urban Roads and Streets (2019);
7. Guidelines for Planning Authorities on Childcare Facilities (2001);
8. Smarter Travel – A New Transport Policy for Ireland (2009-2020);
9. The Planning System and Flood Risk Management (2009);
10. Climate Action Plan 2019.

### 2.1 Ireland 2040 Our Plan - National Planning Framework (2018)



The National Planning Framework (NPF) is the Government’s plan high level strategic plan for shaping the future growth and development of the country and to cater for the extra one million people that are anticipated to be living in Ireland. The NPF includes National Strategic Outcomes and National Policy Objectives to guide development and policy making at regional and local levels, providing an overall framework for the entire country.

The NPF notes that *ensuring a balanced approach in activating and realising much underutilised potential in wider rural towns and dispersed communities is a priority for the Southern Region (which includes Wexford). The South-East subregion (which includes Wexford) has a network of large towns and has capacity for improved growth.*

The NPF Strategy includes the following aims:

- There is a need to encourage population growth in towns of all sizes that are strong employment and services centres, where potential for sustainable growth exists, also supported by employment growth.
- Balance the provision of good quality housing that meets the needs of a diverse population, in a way that makes our cities, towns, villages and rural areas good places to live now and in the future.
- NPO9 aims to support the growth of and appropriate designed development in towns that are not identified within Policy 2a or 2b of the framework to enable a co-ordinated strategy to ensure the alignment of investment in infrastructure and the provision of employment, together with supporting amenities and services to ensure a good quality of life for both existing and future residents.

Key National Policy Objectives (NPOs) which relate to this proposal are set out below:

National Policy Objective	Evaluation of Consistency
National Policy Objective 32 To target the delivery of 550,000 additional households to 2040	The proposed development will enable this target to be met in line with the national core principles including ensuring

<ul style="list-style-type: none"> <li>- Location of homes: addressing long term spatial distribution of housing</li> <li>- Building Resilience – re-use, adaptability and accessibility in our housing stock</li> <li>- Need and demand profile</li> <li>- Reconciling Future Housing Requirements effectively</li> </ul>	<ul style="list-style-type: none"> <li>- A high standard quality of life for future residents by providing socially sustainable housing and placemaking by providing housing on this well located site that can integrate into the existing community and wider area of Gorey.</li> <li>- There are a variety of housing types proposed as part of this development. All of the houses can be adapted according to the needs of future residents.</li> <li>- It is adjacent to an existing settlement which ensure a better quality of life for future residents of this development by having the ability to access existing services and infrastructure. The proposed density of this development also ensures the efficient use of land.</li> </ul>
<p>National Policy Objective 4 Ensure the creation of attractive, liveable, well-designed, high quality urban places that are home to diverse and integrated communities that enjoy a high quality of life and well-being.</p>	<p>The proposed development will ensure a high quality of life for future residents. The proximity of the site to the town centre of Gorey provides a variety of facilities and amenities within a short walking distance. The proposed housing mix will create a diverse community of different households.</p>
<p>National Policy Objective 11 In meeting urban development requirements, there will be a presumption in favour of development that can encourage more people and generate more jobs and activity within existing cities, towns and villages, subject to development meeting appropriate planning standards and achieving targeted growth.</p>	<p>The proposed development is beside Gorey Town Centre within the LAP boundary for the area. The proposed c. 363 residential units will increase the local population by c. 980 no. people (based on the national household average of 2.7 persons). This increased population will support the existing businesses, facilities and amenities within Gorey.</p>
<p>National Policy Objective 27 Ensure the integration of safe and convenient alternative to the car into the design of our communities by prioritising walking and cycling accessibility to both existing and proposed developments and integrating physical activity facilities for all ages.</p>	<p>The layout has been designed to ensure there are safe and convenient routes through the site. Due to the layout of the site and its proximity to Gorey residents will be more likely to choose walking as an alternative to the car, especially for short distances.</p>
<p>National Policy Objective 33 Prioritise the provision of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location.</p>	<p>The subject site is a sustainable location for residential development. It is within a 15 minute walk of Gorey Town centre, which is a large town that provides a range of amenities and facilities. It is also well-served by public transport with connections to towns and villages throughout the Wexford county and to Dublin.</p> <p>The subject site is zoned for residential use within Gorey town. The proposed development will increase the residential density in the area, providing a sustainable alternative to more dispersed settlement patterns.</p>
<p>National Policy Objective 34</p>	<p>All of the proposed houses are adaptable.</p>

Support the provision of lifetime adaptable homes that can accommodate the changing needs of a household over time	
National Policy Objective 60 Conserve and enhance the rich qualities of natural and cultural heritage of Ireland in a manner appropriate to their significance	The proposed layout creates a new linear park and walkway along Clonattin Stream along with appropriate planting to enhance this existing watercourse and providing an amenity for future residents of the development as well as enhancing the ecological corridor in this area.
National Policy Objective 62 Identify and strengthen the value of greenbelts and green spaces at a regional and city scale, to enable enhanced connectivity to wider strategic networks, prevent coalescence of settlements and to allow for the long-term strategic expansion of urban areas.	The layout of the proposed development strengthens the value of the green spaces by providing new public open spaces and a new walkway along Clonattin Stream.

#### Evaluation of Consistency

The proposed development is in accordance with the NPF's over-arching aim of consolidated and sustainable growth patterns. The subject site is considered an appropriate location for residential development due to its proximity to the town centre and existing residential development. The proposal will increase the local population supporting the existing town of Gorey. The proximity of the proposed development to Gorey town centre and various shopping areas will help to encourage walking and cycling as alternative transport option to the car.



## 2.2 Rebuilding Ireland – Action Plan for Housing and Homelessness 2016



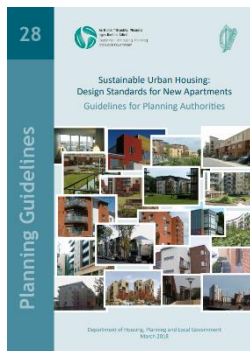
Rebuilding Ireland was launched in 2016 with the objective to double the annual level of residential construction to 25,000 homes and deliver 47,000 units of social housing in the period to 2021. It was based on 5 no pillars. Pillar 3 – Build More Homes aims to increase the output of private housing to meet demand at affordable prices

The Action Plan puts locating houses in the right place at the centre as stated in page 24: *“locating housing in the right place provides the opportunity for wider family and social networks to thrive, maximises access to employment opportunities and to services such as education, public transport, health and amenities, while also delivering on sustainability objectives related to efficiency in service delivery and investment provision”*.

### Evaluation of Consistency

The proposed development is consistent with Pillar 3 – Build More Homes. The proposed development will provide 363 no. residential units and will add to the housing stock and mix of Gorey. This is an appropriate site for this scale of housing as it is within 15 min walk of Gorey Town centre.

## 2.3 Guidelines for Planning Authorities on Sustainable Urban Housing: Design Standards for New Apartments (2018)



The Apartment Guidelines 2018 promote sustainable housing, by ensuring that the design and layout of new apartments provide satisfactory accommodation for a variety of household types and sizes, including families with children over the medium to long term. The guidelines provide for updated guidance on apartment developments in response to the National Planning Framework and Rebuilding Ireland.

Under these guidelines this site would be defined as “Peripheral and/or Less Accessible Locations”. These locations are generally considered suitable for *“residential developments of any scale that will include a minority of apartments at low-medium densities (will also vary, but broadly <45 dwellings per hectare net)”*. It is acknowledged that *“while the provision of apartments may not be required below the 45 dwellings per hectare net density threshold, they can allow for greater diversity and flexibility in a housing scheme whilst also increasing overall density. Accordingly, apartments may be considered as part of a mix of housing types in a given housing development at any urban location, including suburbs, towns and villages.”*

The guidelines outline 9 Special Planning Policy Requirements (SPPRs) that take precedence over any conflicting policies and objectives of development plans, local area plans and strategic development zone planning schemes.

Guidance	Evaluation of Consistency
SPPR1 notes that apartments may include up to 50% one bedroom or studio type units and that there shall be no minimum requirement for 3 or more bed units.	The proposed residential development will provide for 363 no. units (262 no. houses and 101 no. apartments). Less than 42% of the apartments are one-bed units, which is c. 12% of

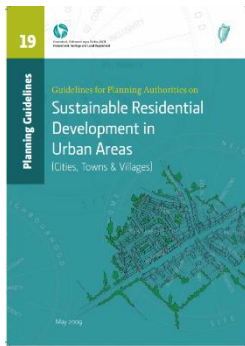
	the total number of units. This is in accordance with this policy.
SPPR2 relates to building refurbishment schemes on sites of any size, or urban infill schemes on sites of up to 0.25ha.	N/A
SPPR3 sets out the minimum floor areas for apartment units along with a requirement that the majority of units within a scheme shall exceed the minimum floor areas by 10%	The Housing Quality Assessment prepared by Reddy Architecture + Urbanism illustrates in tabular format how each apartment meets or exceeds the relevant standards in respect to apartment size.
SPPR4 requires more than 50% dual aspect apartments	55.55% of the apartments are dual aspect. All houses are dual aspect.
SPPR5 requires all ground floor apartments to have 2.7m floor to ceiling heights.	All the ground floor apartments achieve the minimum requirement of 2.7m floor to ceiling heights in line with SPPR5.
SPPR6 limits the number of units per core to 12 units.	The proposal is in line with SPPR6 regarding the number of units per core.
SPPR7, SPPR8 and SPPR9 relate to build to rent schemes and shared accommodation.	N/A
The apartment guidelines states that all apartments should include private and communal open space.	All apartments include access to private and communal open space to standard. A total of 1,992 sqm of communal open space is provided to serve the 101 no. apartments.
Section 4.16 identifies that cycling <i>“provides a flexible, efficient and attractive transport option for urban living and these guidelines require that this transport mode is fully integrated into the design and operation of all new apartment development schemes.”</i>	In line with this guideline, there are 160 no. long term cycle spaces provided for the apartment units. This results in 1.6 no. spaces per unit. Cyclists, along with pedestrians, are prioritised throughout this development. This will be achieved through the inclusion of attractive routes through the open spaces in the scheme. Pedestrian and cycle routes weave through and connect the open spaces within the development. These routes provide attractive, safe routes separate to the vehicular routes.
Section 4.21 notes that for intermediate urban locations planning authorities must consider a reduced overall car parking standard.	The proposed 101 no. resident car parking spaces for the apartment block results in 1 no. space per apartment unit. This is considered an appropriate provision for the location.
Appropriate density	The proposed density on the subject site is 38 units per hectare. It is considered that this is an appropriate density for the subject site considering its location within Gorey town LAP area.
Appropriate location	The subject site is considered an appropriate location for apartment development. The apartments proposed provide smaller residential units, within a short distance of Gorey, for smaller households creating a better mix of units within the locality. The apartment blocks are strategically located within the subject site to provide landmarks and nodes for

	legibility. Further apartment blocks were considered for the site but were deemed inappropriate considering both the existing and emerging character in the area.
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**Evaluation of Consistency**

Overall, it is considered that the proposed development and proposed apartment blocks are in accordance with the 2018 Apartment Guidelines as described above.

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



The guidelines set out the key planning principles to be reflected in development plans and local area plans, to guide the preparation and assessment of planning applications for residential development in urban areas.

The Guidelines elaborate a range of high-level aims for successful and sustainable residential development in urban areas. These are assessed against the proposed scheme as follows:

Guidance	Evaluation of Consistency
<p>Prioritise walking, cycling and public transport, and minimise the need to use cars;</p>	<p>The application site will be served by high quality walking and cycling links connecting the site to the surrounding environs, including the adjacent residential areas and Gorey town centre.</p> <p>Existing footpaths connect the proposed development to Gorey town centre, which will ensure that walking is an attractive and viable transport option for future residents.</p> <p>The potential school location identified within the masterplan area will be easily accessible for pedestrians and cyclists from both the existing residential areas and this proposed development.</p> <p>Gorey town centre is served by various different bus services which connect the town with other Wexford towns and villages, Wicklow, Dublin city and Dublin Airport. The bus stops for these services are located Gorey Main Street, which is less than 15min walk from the subject site. Gorey also has a train station that connects the town with Rosslare and Dublin city. The proximity of the subject site to this range of public transport options</p>

	<p>will help to make public transport a viable and attractive option.</p> <p>The inclusion of a linear green walk along Clonattin Stream on the eastern boundary of the site will provide an attractive route through the site for pedestrians.</p>
<p>Deliver a quality of life which residents and visitors are entitled to expect, in terms of amenity, safety and convenience;</p>	<p>The scheme has been designed to the highest residential standard. All units accord with the quantitative and qualitative standards set down in the national guidelines.</p> <p>The layout and design of the scheme will provide a high-quality living environment where safety and convenience are of the utmost importance. All units overlook the public realm providing passive surveillance throughout the site and ensuring a strong sense of safety for all visitors and residents.</p> <p>There are a variety of amenity spaces that will serve the development. The small open space located in the north east of the subject site will connect with the existing children’s play area and open space adjacent to the subject site. The large public park located in the centre of the site will be easily accessible to all residents and will provide space for a variety of activities. The proposed enhancements to the riparian corridor along the eastern boundary will provide a new river walkway for all existing and future residents of the area.</p>
<p>Provide a good range of community and support facilities, where and when they are needed and that are easily accessible;</p>	<p>The site is within a 15 min walk of Gorey town centre which includes a variety of shops, facilities and amenities. There are safe pedestrian routes connecting the site to the town centre ensuring that all the facilities in the town care easily accessible from the proposed development. As a result, it was not considered necessary to include retail as part of the proposed development.</p> <p>In addition to Gorey town centre there are two large shopping centres on the south side of Gorey that are within a 5 min drive of the subject site. There is also a large Aldi and Lidl within a 10 min walk of the site.</p> <p>A cinema is located south of the site, which will be easily accessible with the new proposed link road. There is a theatre within Gorey town centre.</p> <p>A potential site for a school is outlined in the masterplan which would serve the existing and future residents of the area.</p>
<p>Present an attractive, well-maintained appearance, with a distinct sense of</p>	<p>The proposed development will create a distinct sense of place through the strategic location of different unit types</p>

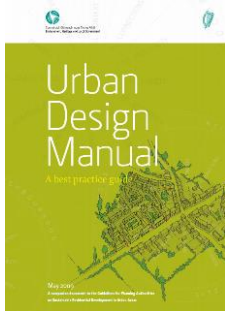
<p>place and a quality public realm that is easily maintained;</p>	<p>and sizes. As you travel through the site there is a clear identification of individual areas due to the type and layout of the houses and apartment blocks.</p> <p>The larger houses types and apartment blocks are strategically located at prominent corner sites throughout the development creating clear navigation points throughout the development.</p> <p>The proposed units along Clonattin Village road will provide a strong urban edge along the site's northern boundary.</p> <p>The public realm will be of high quality that is easily maintained, as demonstrated in the landscape strategy accompanying this application.</p>
<p>Are easy to access for all and to find one's way around;</p>	<p>The mix of housing typologies and unit sizes and varied open spaces creates different character areas throughout the scheme that will help ensure that the layout is logical and the wayfinding uncomplicated. The larger house types and apartment blocks act as focal points within the development.</p> <p>There are safe pedestrian routes along all the internal streets within the development, which are all overlooked by the residential units.</p>
<p>Promote the efficient use of land and of energy, and minimise greenhouse gas emissions;</p>	<p>The proposal seeks to import best practice construction/engineering techniques and use of energy efficient materials to maximise energy capacity and minimise impacts of climate change in accordance with current buildings regulations.</p> <p>Greenhouse gas emissions will be minimised through the use of efficient heating systems, modern insulation techniques and use of glazing to maximise solar penetration through each house.</p>
<p>Provide a mix of land uses to minimise transport demand;</p>	<p>The subject site is zoned primarily for residential use. A portion of the site is zoned for community and education use.</p> <p>The site is within a short walk of Gorey town which contains a large variety of shops, services and facilities. There are also schools, primary and post-primary, and childcare facilities located within the town.</p> <p>The proposed development provides a range of household types and sizes that will support the existing shops, services and public transport located within Gorey.</p>

<p>Promote social integration and provide accommodation for a diverse range of household types and age groups;</p>	<p>A range of unit sizes is proposed for the scheme, ranging from 1 bed and 2 bed apartments to 3, 4 and 5 bed semi-detached, detached and terraced houses.</p> <p>This mix will significantly improve the mix of housing typologies in the area and provide for a diverse range of household types including first time buyers, starter homes for small families, couples and the elderly as well as larger properties.</p> <p>Please see the enclosed Housing Quality Assessment accompanying this application.</p>
<p>Enhance and protect the green infrastructure and biodiversity; and</p>	<p>The proposal seeks to enhance a riparian corridor along the Clonattin Stream with appropriate planting to create an ecological corridor.</p> <p>Existing hedgerows along the site boundaries and within the site area will be protected and retained where possible.</p>
<p>Enhance and protect the built and natural heritage.</p>	<p>There are nine recorded monuments within 1km of the proposed development area in addition to the three sites listed in the SMR. The desktop study and archaeological testing carried out for the EIAR has not identified any archaeological sites or materials likely to be impacted by the proposed development.</p> <p>The proposed development will protect the existing hedgerows and biodiversity on the site where possible. The riparian corridor along the eastern boundary will be enhanced as part of the landscaping plan for the development.</p>
<p>Ensure there is sufficient capacity in the local schools and childcare facilities.</p>	<p>In relation to schools we noted the following located in the immediate area:</p> <p><u>Primary Schools</u></p> <ol style="list-style-type: none"> <li>1. Bunscoil Loreto</li> <li>2. Gorey Central School</li> <li>3. St. Joseph Primary School</li> <li>4. Gorey Educate Together National School</li> <li>5. Gaelscoil Moshíológ</li> </ol> <p><u>Post-Primary Schools</u></p> <ol style="list-style-type: none"> <li>1. Gorey Community School</li> <li>2. Creagh College</li> </ol>

### Evaluation of Consistency

Given the above it is considered that the proposed development is consistent with the national guidelines.

## 2.5 Urban Design Manual (2009)



The Urban Design Manual is the accompanying document to the Sustainable Residential Development in Urban Areas document which provides policy guidance for the creation of successful neighbourhoods having regard to the 12 point criteria. The proposal complies with the following design criteria:

1. Context – How does the development respond to its surroundings?	
	Evaluation of Consistency
<i>The development seems to have evolved naturally as part of its surroundings.</i>	The proposed development is immediately south of an existing residential development and there are further residential and commercial areas west of the site. The existing residential development in the area consists of terraced, detached, semi-detached houses and apartments ranging in height from 1 storey to 4 storey.
<i>Appropriate increases in density respect the form of buildings and landscape around the site's edges and the amenity enjoyed by neighbouring users.</i>	The proposed development provides 38uph. This is considered an appropriate density for the location. A landscaping buffer along the eastern boundary will enhance and protect Clonattin Stream. The proposed houses along the northern boundary will create a strong urban frontage to the Clonattin Village road and will integrate with the existing residential development north of the site.
<i>Form, architecture and landscaping have been informed by the development's place and time.</i>	The proposed development continues the style of residential development already seen in Gorey. While the mix of unit types and sizes reflects the demographic needs in the area.  The proposed landscaping scheme includes attractive pedestrian and cycle routes through the scheme which will help encourage walking and cycling as a mode of transport.
<i>The development positively contributes to the character and identity of the neighbourhood.</i>	The proposed development will positively contribute to the neighbourhood by bringing a currently under-utilised site into use.
<i>Appropriate responses are made to the nature of specific boundary conditions.</i>	The proposal includes enhancements to Clonattin Stream, which marks the western boundary.

2. Connections – How well connected is the new development?	
	Evaluation of Consistency

<i>There are attractive routes in and out for pedestrians and cyclists.</i>	Vehicular, pedestrian and cyclist access into the main site area is provided by five access points from Clonattin Village road.
<i>The development is located in or close to a mixed-use centre.</i>	The development is located within c. 15 min walk of Gorey town centre which comprises a variety of shops and facilities.
<i>The development's layout makes it easy for a bus to serve the scheme.</i>	The proposed road layout within the scheme will allow a bus to serve the scheme if needed.
<i>The layout links to existing movement routes and the places people will want to get to.</i>	The access points into the scheme link with existing accesses into the residential development north of the site. This will ensure that the proposed development connects with the existing neighbourhood and provides clear routes into the site.
<i>Appropriate density, dependent on location, helps support efficient public transport.</i>	The proposed density of 38 units per hectare is appropriate for the location and will support the existing bus and rail services that service Gorey town.

<b>3. Inclusivity – How easily can people use and access the development?</b>	
	<b>Evaluation of Consistency</b>
<i>New homes meet the aspirations of a range of people and households.</i>	The mix of housing typologies and unit sizes will serve a range of people and households. The one bed and two bed apartments will serve individuals and couples, while the larger houses will serve families.
<i>Design and layout enable easy access by all.</i>	The proposal has been designed for ease of access throughout the site in accordance with Part M of the building regulations.  The layout of the buildings results in the streets and public open spaces all being overlooked and provide a presence on all public areas.
<i>There is a range of public, communal and/or private amenity spaces and facilities for children of different ages, parents and the elderly.</i>	The scheme will provide a variety of open spaces for a range of different ages including children, adults and the elderly.  There are two kickabout areas proposed within the scheme, one within the large open space central to the site and one within the open space located at the south of the site. A children's natural play area is also provided within the primary open space.  Walkways through the open spaces connect the spaces together while also providing attractive walking routes through the scheme.



	<p>The landscape strategy aims to integrate the new development with the existing landscape and provide new open spaces.</p> <p>All of the houses are provided with private gardens and all the apartments have private open space in either terraces or balconies.</p>
<i>Areas defined as public open space that have either been taken in charge or privately managed will be clearly defined, accessible and open to all.</i>	The public realm will be accessible to all. Public, private and semi-private areas will be defined by soft and hard landscaping treatments. We refer to the landscaping drawings for more information.
<i>New buildings present a positive aspect to passers-by, avoiding unnecessary physical and visual barriers.</i>	<p>The layout is designed to maximise visual and physical fluidity throughout the scheme and will not hinder movement.</p> <p>All the buildings overlook the surrounding roads and open spaces contributing to the passive surveillance and overall security of the scheme.</p>

4. Variety – How does the development promote a good mix of activities?	
	Evaluation of Consistency
<i>Activities generated by the development contribute to the quality of life in its locality.</i>	The proposal will contribute to the housing mix of the area and increase the local population creating additional demand or educational, sports and retail services all of which are provided close to the development.
<i>Uses that attract the most people are in the most accessible places</i>	A variety of open spaces are provided throughout the scheme that will include a range of spaces for all age groups.
<i>Neighbouring uses and activities are compatible with each other.</i>	The proposed residential development will add to the existing housing stock in the area, providing more housing choices and supporting existing businesses and facilities. The proposal also provides a new creche for the area as well as a new link road providing increased connectivity to the wider area.
<i>Housing types and tenure add to the choice available in the area.</i>	The proposed scheme will add to the residential mix of the neighbourhood and further improve the availability of a range of unit types to various types of households. Please refer to the accommodation schedules for more information.
<i>Opportunities have been taken to provide shops, facilities and services that complement those already available in the neighbourhood.</i>	A new creche is proposed which will complement the existing facilities. No retail or commercial elements are proposed as the site is within a 15 min walk of Gorey town centre.

5. Efficiency – How does the development make appropriate use of resources, including land?	
	Evaluation of Consistency
<i>The proposal looks at the potential of higher density, taking into account</i>	The overall density is 38 units per hectare which is considered an appropriate density for the location.

<i>appropriate accessibility by public transport and the objectives of good design.</i>	
<i>Landscaped areas are designed to provide amenity and biodiversity, protect buildings and spaces from the elements and incorporate sustainable urban drainage systems.</i>	The existing stream along the eastern boundary will be enhanced and a linear riparian walkway included within the development.
<i>Buildings, gardens and public spaces are laid out to exploit the best solar orientation.</i>	All open spaces will achieve adequate daylight and sunlight. Gaps between the buildings ensures that light can penetrate through into the open spaces throughout the day.
<i>The scheme brings a redundant building or derelict site back into productive use.</i>	The site is within 15 minutes walk of Gorey town centre and has been identified in the Gorey Town and Environs Local Area Plan 2017-2023 for residential use. The land's currently agricultural use is not the most efficient use of the land.
<i>Appropriate recycling facilities are provided.</i>	Communal recycling facilities are provided in the apartment block bin stores.  Individual houses will have bins and appropriate recycling facilities within their curtilage.

6. Distinctiveness – How do the proposals create a sense of place?	
	<b>Evaluation of Consistency</b>
<i>The place has recognisable features so that people can describe where they live and form an emotional attachment to the place.</i>	The layout and design of the proposed development creates different character areas that will be easily distinguishable and recognisable.  Apartment blocks are used to mark key corner sites throughout the development.  A variety of public open spaces of varying sizes and uses provide connected attractive routes through the site while also providing legibility
<i>The scheme is a positive addition to the identity of the locality.</i>	The site is currently zoned land that is vacant. The proposal will provide a new residential development on appropriately zoned land.
<i>The layout makes the most of the opportunities presented by existing buildings, landform and ecological features to create a memorable layout.</i>	The proposed layout follows the layout set out in the Clonattin Neighbourhood Framework Plan and takes into account the existing residential developments.  A public park is provided on the community and education zoned land within the site. Outside subject site but within the masterplan is a potential school site.  The existing Clonattin Stream boundary will be enhanced providing a riparian walkway amenity for future residents

	and improvements to the ecological corridor through appropriate planting.
<i>The proposal successfully exploits views into and out of the site.</i>	The open spaces are located to provide views to the agricultural land below. The proposed walkway alongside Clonattin Stream will provide views out into the surrounding area. In addition, the block layout provides glimpse views out to the surrounding lands. The existing attenuation pond and surrounding berm have been appropriately landscaped to incorporate them as an attractive feature within the development.
<i>There is a discernible focal point to the scheme, or the proposals reinforce the role of an existing centre.</i>	The public park located in the centre acts as a focal point for the proposed development. This will increase the legibility of the scheme providing a destination for existing and future residents.

7. Layout – How does the proposal create people friendly streets and spaces?	
	Evaluation of Consistency
<i>Layout aligns routes with desire lines to create a permeable interconnected series of routes that are easy and logical to navigate around.</i>	<p>The layout has been designed to incorporate the anticipated desire lines within and through the site. The five access points into the main site area from Clonattin Village Road align with the existing access into the residential development north of the site.</p> <p>A new link road is proposed connecting the Courtown Road to the Clonattin Village Road creating a new link through the area, enhancing permeability for the area as a whole.</p>
<i>The layout focuses activity on the streets by creating frontages with front doors directly serving the street.</i>	The proposed layout provides active frontages along the streets with all houses facing onto the street.
<i>The streets are designed as places instead of roads for cars, helping to create a hierarchy of space with less busy routes having surfaces shared by pedestrians, cyclists and drivers.</i>	As set out in the Traffic Impact Assessment and the DMURS statement, the scheme has been designed in line with DMURS and ensures that the development is not dominated by cars but instead is a well landscaped pleasant environment to be in.
<i>Traffic speeds are controlled by design and layout rather than by speed humps.</i>	
<i>Block layout places some public spaces in front of building lines as squares or greens, and some semi-private space to the back as communal court.</i>	The open space strategy for the scheme creates multiple open space areas of varying uses and sizes. This can be seen in the landscaping masterplan.

8. Public Realm – How safe, secure and enjoyable are the public areas?	
	Evaluation of Consistency

<i>All public open space is overlooked by surrounding homes so that this amenity is owned by the residents and safe to use.</i>	All streets and open spaces are overlooked by the surrounding homes providing passive surveillance throughout the development and ensuring a strong sense of safety for residents.
<i>The public realm is considered as a usable integrated element in the design of the development.</i>	The public realm is considered an integrated design element. The large public park is located in the centre of the development and provides a useable open green space for the future residents.
<i>Children's play areas are sited where they will be overlooked, safe and contribute to the amenities of the neighbourhood.</i>	<p>There is an existing children's play area located immediately north of the site, along Clonattin Village road.</p> <p>A new children's natural play area will be provided within the principle large open space within the centre of the site. In addition, there will be two kickabout areas provided with the open spaces throughout the scheme.</p> <p>All of these play areas will be overlooked by the adjacent houses providing passive surveillance and ensuring there is a strong sense of safety.</p>
<i>There is a clear definition between public, semi-private, and private space.</i>	Landscaping will separate the public, semi-private and private areas.
<i>Roads and parking areas are considered as an integral landscaped element in the design of the public realm.</i>	The scheme has been designed to ensure that the car parks and roads are safe, legible and clear and are integrated into the public realm. The new bridge and road are an attractive feature within the landscape as well as providing a functional requirement of access over this land.

<b>9. Adaptability – How will the buildings cope with change?</b>	
	<b>Evaluation of Consistency</b>
<i>Designs exploit good practice lessons, such as the knowledge that certain house types are proven to be ideal for adaptation.</i>	There are a variety of house types including semi-detached, detached and terraced houses. All of the houses have the ability of the extended and altered as required.
<i>The homes are energy-efficient and equipped for challenges anticipates from a changing climate.</i>	The houses and apartments will be constructed in accordance with the energy efficiency standards in place. The design practices and proposed materials will mitigate against the effects of climate change.
<i>Homes can be extended without ruining the character of the types, layout and outdoor space.</i>	All of the houses can accommodate conversions and extension, as appropriate, without having a detrimental impact on the surrounding area.
<i>The structure of the home and its loose fit design allows for adaptation and subdivision, such as the creation of an annex or small office.</i>	The internal space within apartments is also flexible and allows for the removal/addition of wall etc to create different spaces according to needs.
<i>Space in the roof or garage can be easily converted into living accommodation.</i>	

10. Privacy and Amenity – How does the scheme provide a decent standard of amenity?	
	Evaluation of Consistency
<i>Each home has access to an area of useable private outdoor space.</i>	Yes, each unit has its own private open space in accordance with the minimum residential standard. These are in the form of private balcony/terrace/rear garden in line with standards.
<i>The design maximises the number of homes enjoying dual aspect.</i>	All of the proposed houses are dual aspect. 55.55% of the apartments are dual aspect.
<i>Homes are designed to prevent sound transmission by appropriate acoustic insulation or layout.</i>	All units will be designed to prevent sound transmission in accordance with building regulations.
<i>Windows are sited to avoid views into the home from other houses or the street and adequate privacy is affordable to ground floor units.</i>	All units have been orientated to minimise overlooking. Adequate separation distance between opposing windows is achieved and overlooking is not considered an issue.
<i>The homes are designed to provide adequate storage including space within the home for the sorting and storage of recyclables.</i>	All units are designed in accordance with national design standards on storage areas.

11. Parking – How will the parking be secure and attractive?	
	Evaluation of Consistency
<i>Appropriate car parking is on-street or within easy reach of the home's front door.</i>	Car parking for the houses will be located directly in front of the houses or within close distance of the houses. The apartment's car parking will be located within a short distance from the main door of the apartment blocks.
<i>Parked cars are overlooked by houses, pedestrians and traffic, or stored securely, with a choice of parking appropriate to the situation.</i>	Houses and/or apartment blocks overlook all of the car parking spaces proposed within the development.
<i>Parking is provided communally to maximise efficiency and accommodate visitors without the need to provide additional dedicated spaces.</i>	All of the apartments have communal parking areas to ensure the best use of available land in the area.
<i>Materials used for parking areas are of similar quality to the rest of the development.</i>	Yes, the highest quality materials will be used throughout the scheme.
<i>Adequate secure facilities are provided for bicycle storage.</i>	All of the houses will provide for cycle parking within their curtilage. There are bicycle storage areas within all of the apartment blocks

12. Detailed Design – How well though through is the building and landscape design?	
	Evaluation of Consistency
<i>The materials and external design make a positive contribution to the locality.</i>	<p>The overall choice of materials and elevations will reflect the development in the surrounding area.</p> <p>The proposed development is of sufficient size that it can create its own architectural modern language, but which is complementary to the surrounding area.</p>

	Please see the Design Statement prepared by Reddy Architecture + Urbanism.
<i>The landscape design facilitates the use of the public spaces from the outset.</i>	The public realm has been designed to ensure spaces are easily accessible, safe, secure and aesthetically complement the built form.
<i>Design of the buildings and public space will facilitate easy and regular maintenance.</i>	The layout of the houses, apartment blocks and landscaped areas will be accessible for easy and regular maintenance.
<i>Open car parking areas are considered as an integral element within the public realm design and are treated accordingly.</i>	The car parking is provided at surface level, in front of all houses. Landscaping is used to separate the car parking spaces, where possible, to ensure the landscape is not dominated by parked cars.
<i>Care has been taken over the siting of flues, vents and bin stores.</i>	Bin stores will be located discretely within the curtilage of the apartments, duplexes and the creche. All of the houses will have areas for their bins within their garden areas.

### Evaluation of Consistency

We consider the proposal in accordance with the above departmental guidelines. Based on the above, we predict the development will create a high-quality residential environment in Gorey.

## 2.6 Quality Housing for Sustainable Communities (2007)



The Department's policy statement Delivering Homes, Sustaining Communities, Guidance provides the overarching policy framework for an integrated approach to housing and planning. Sustainable neighbourhoods are areas where an efficient use of land, high quality design, and effective integration in the provision of physical and social infrastructure combine to create places people want to live in. The policy statement is accompanied by Best Practice Guidelines that promotes quality sustainable residential development in urban areas having regard to the following:

- promote high standards in the design and construction and in the provision of residential amenity and services in new housing schemes;
- encourage best use of building land and optimal of services and infrastructure in the provision of new housing;
- point the way to cost effective options for housing design that go beyond minimum codes and standards;
- promote higher standards of environmental performance and durability in housing construction;
- seek to ensure that residents of new housing schemes enjoy the benefits of first-rate living conditions in a healthy, accessible and visually attractive environment; and
- provide homes and communities that may be easily managed and maintained.

The following criteria indicate the 7 no. essential requirements new residential developments should have regard to when carrying out development

	Evaluation of consistency
<p><u>Socially &amp; Environmentally Appropriate</u></p> <p><i>“The type of accommodation, support services and amenities provided should be appropriate to the needs of the people to be accommodated. The mix of dwelling type, size and tenure should support sound social, environmental and economic sustainability policy objectives for the area and promote the development of appropriately integrated play and recreation spaces.”</i></p>	<p>The proposed development provides a range of house typologies and unit sizes that will cater to a variety of household types and sizes. The one and two-bed apartments will cater for the increasing number of smaller households in the area. While the 4 bed and 5 bed houses will cater for larger families.</p> <p>A Part V Proposal is submitted with this scheme to address the requirements for social and affordable housing.</p>
<p><u>Architecturally Appropriate</u></p> <p><i>“The scheme should provide a pleasant living environment, which is aesthetically pleasing and human in scale. The scheme design solution should understand and respond appropriately to its context so that the development will enhance the neighbourhood and respect its cultural heritage.”</i></p>	<p>The design and layout of the scheme creates a liveable and visually attractive residential environment.</p> <p>The proposed development will continue with a similar character set by the existing residential development in the area.</p> <p>The design is appropriate and mindful of the site constraints and architectural character of the adjoining areas while using materials to create different character areas within the development.</p>
<p><u>Accessible &amp; Adaptable</u></p> <p><i>“There should be ease of access and circulation for all residents, including people with impaired mobility, enabling them to move as freely as possible within and through the development, to gain access to buildings and to use the services and amenities provided. Dwellings should be capable of adaptation to meet changing needs of residents during the course of their lifetime.”</i></p>	<p>The design approach routes, entrances and accommodation within the proposed development incorporate the provision of Building Regulations Part M access and use.</p> <p>The layout of the proposed development allows for all residents with six vehicular entrances (including the new link road) into the main site area and vehicular access throughout the site.</p> <p>All houses will be adaptable and can be changed to meet the needs of residents into the future.</p>
<p><u>Safe, Secure &amp; Healthy</u></p> <p><i>“The scheme should be a safe and healthy place in which to live. It should be possible for pedestrians and cyclists to move within and through the area with reasonable ease and in safety. Provision for vehicular circulation, including access for service vehicles, should not compromise these objectives.”</i></p>	<p>The landscaping throughout the site will create an attractive variety of spaces and routes for residents and visitors.</p> <p>The provision of footpaths and pedestrian routes through the scheme will ensure a safe environment for pedestrians.</p> <p>Pedestrian permeability through the site is provided through the provision of footpaths along all streets within the site and walkways through the proposed open spaces. The permeability of</p>

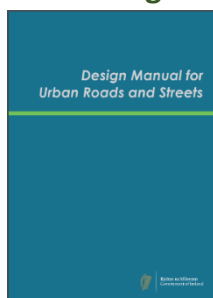
	<p>the site will help create a walkable environment for all inhabitants of the scheme.</p> <p>Cyclists will avail of the both the routes through the open spaces and the streets.</p> <p>The public realm is overlooked providing passive surveillance and a sense of safety and security.</p>
<p><u>Affordable</u></p> <p><i>“The scheme should be capable of being built, managed and maintained at reasonable cost, having regard to the nature of the development.”</i></p>	<p>The scheme will employ high quality materials and landscaping throughout, ensuring that it has longevity in terms of appearance and ease of maintenance.</p>
<p><u>Durable</u></p> <p><i>“The best available construction techniques should be used, and key elements of construction should have a service life in the order of sixty years without the need for abnormal repair or replacement works.</i></p>	<p>The scheme proposes to use the best available materials and construction techniques in order to minimise the level of refurbishment over the lifetime of the scheme.</p>
<p><u>Resource Efficient</u></p> <p><i>“Efficient use should be made of land, infrastructure and energy. The location should be convenient to transport, services and amenities. Design and orientation of dwellings should take account of site topography so as to control negative wind effects and minimise the benefits of sunlight, daylight and solar gain; optimum use should be made of renewable sources of energy, the use of scarce natural resources in the construction, maintenance and management of the dwellings should be minimised.”</i></p>	<p>The scheme is considered to accord with the sustainable development principles. The site is located within a 15 min walk of Gorey town centre.</p> <p>The development of this site will add to the local population supporting the existing businesses and public transport services in the area.</p> <p>The development will provide an alternative to one-off housing in the surrounding rural areas and as a result help to reduce car dependency.</p>

#### Evaluation of Consistency

Based on the above evaluation, we consider the proposed development to be in accordance with the department guidelines.



## 2.7 Design Manual for Urban Roads and Streets (2019)



The Design Manual for Urban Roads and Streets (DMURS) was first published in 2013 and an updated version was released in May 2019. It sets out design guidance and standards for constructing new and reconfiguring existing urban roads and streets in Ireland. It also outlines practical design measures to encourage more sustainable travel patterns in urban areas. DMURS outlines 4 design principles for new developments, which are addressed in the table below:

Design Manual for Urban Roads and Streets	
<b>Design Principle 1</b>	<b>Connected Networks</b>
<i>“To support the creation of integrated street networks which promote higher levels of permeability and legibility for all users, and in particular more sustainable forms of transport.”</i>	<p>The proposed layout and design ensure a permeable and legible development for all users.</p> <p>The site is served by multiple accesses from Clonattin Village Road and the proposed new link road to Courtown Road. These provide access into the site for cars, pedestrians and cyclists and help to create a permeable environment.</p> <p>The internal road layout combined with the proposed walkways through the open spaces ensures a permeable and legible layout for all users.</p>
<b>Design Principle 2</b>	<b>Multi-Functional Streets</b>
<i>“The promotion of multi-functional, place-based streets that balance the needs of all users within a self-regulating environment.”</i>	<p>The pedestrian routes and public areas throughout the scheme are overlooked by the houses and apartment blocks creating a self-regulating environment.</p>
<b>Design Principle 3</b>	<b>Pedestrian Priority</b>
<i>“The quality of the street is measured by the quality of the pedestrian environment.”</i>	<p>Pedestrian Priority is of the utmost importance. Footpaths are provided throughout the entire development ensuring safe pedestrian routes through the site. In addition, safe and attractive pedestrian routes are provided through the proposed open spaces. These routes connect the various open spaces throughout the scheme which ensures that residents can walk through the scheme while avoiding</p>
<b>Design Principle 4</b>	<b>Multi-Disciplinary Approach</b>
<i>“Greater communication and cooperation between design professionals through the promotion of a plan-led, multidisciplinary approach to design.”</i>	<p>The proposed design results from a multi-disciplinary plan-led approach through the co-operation of architects, engineers, ecologists and planners.</p>

### Evaluation of Consistency

Given the above, and as set out in the CS Consulting Engineers documents the proposed development is in accordance with the Design Manual for Urban Road and Streets (DMURS).

## 2.8 Guidelines for Planning Authorities on Childcare Facilities (2001)



These guidelines state that developments should facilitate the provision of childcare facilities with the standard minimum provision of one childcare facility with 20 places for each 75 dwellings.

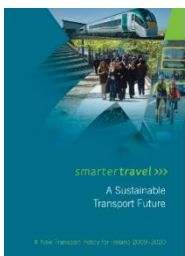
The 2001 Guidelines have since been updated by Section 4.7 of the *Sustainable Urban Housing Design Guidelines for New Apartments*, 2018 which states the following:

*“Notwithstanding the Planning Guidelines for Childcare Facilities (2001), in respect of which a review is to be progressed, and which recommend the provision of one child-care facility (equivalent to a minimum of 20 child places) for every 75 dwelling units, the threshold for provision of any such facilities in apartment schemes should be established having regard to the scale and unit mix of the proposed development and the existing geographical distribution of childcare facilities and the emerging demographic profile of the area. **One-bedroom or studio type units should not generally be considered to contribute to a requirement for any childcare provision and subject to location, this may also apply in part or whole, to units with two or more bedrooms.**”*

### Evaluation of Consistency

The proposed development consists of 363 no. residential units comprises 42 no. one beds and 59 no. two beds. Based on the recommendation of 20 spaces for every 75 no. units, with the exclusion of one bed units, the proposed development is likely to generate c. 85 no children, not all of whom will require childcare spaces. The proposed development therefore includes a creche of c. 513sqm which will cater for c. 83 no. children.

## 2.9 Smarter Travel – A New Transport Policy for Ireland (2009-2020)



The Irish Government published *Smarter Travel – A New Transport Policy for Ireland* in 2009 in acknowledgment that the transport trends throughout the country are unsustainable. This national policy document was designed to demonstrate how unsustainable transport and travel patterns can be reversed.

Key targets of this national sustainable transport policy include:

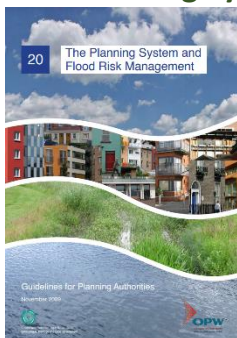
- To support sustainable travel, future population and employment growth will have to predominantly take place in sustainable compact urban areas or rural areas, which discourage dispersed development and long commuting
- Work-related commuting by car will be reduced from a current modal share of 65% to 45%, which will mean that between 500,000 and 600,000 commuters will be encouraged to take means of transport other than car driver (of these 200,000 would be existing car drivers). Change in personal behaviour will also be necessary for other travel purposes as most travel relates to non-commuting.

- Car drivers will be accommodated on other modes such as walking, cycling, public transport and car sharing (to the extent that commuting by these modes will rise to 55% by 2020) or through other measures such as e-working.
- The total kilometres travelled by the car fleet in 2020 will not increase significantly from current total car kilometres.

#### Evaluation of Consistency

The proposed development is in line with this overall vision for better integration between land-use and transport. The proposed development is located within a short walking distance of Gorey town centre, which is well served by public transport and includes a large variety of shops and facilities.

### The Planning System and Flood Risk Management (2009)



These guidelines require the planning system to avoid development in areas at risk of flooding, particularly floodplains, unless there are proven wider sustainability grounds that justify appropriate development and where the flood risk can be reduced or managed to an acceptable level without increasing flood risk elsewhere.

The Guidelines adopt a sequential approach to flood risk management when assessing the location for new development based on avoidance, reduction and mitigation of flood risk; and incorporate flood risk assessment into the process of making decisions on planning applications and planning appeals

#### Evaluation of Consistency

CS Consulting Engineers carried out a Site Specific Flood Risk Assessment of the subject site. This assessment concluded that

- The site historically has no recorded flood events in the OPW's historical flood maps.
- Predicted flood mapping for pluvial, tidal & fluvial flood events shall not affect the subject lands.
- The proposed storm water attenuation system will address a 1 in 100 year (plus climate change) extreme storm, which will reduce the volume of storm water leaving the site during extreme storms which in turn shall not affect the downstream existing public drainage system.
- The likelihood of onsite flooding from the hydrogeological ground conditions are deemed to be minor and within acceptable levels.

### 2.10 Climate Action Plan 2019



The Department of Communications, Climate Action and Environment published the Climate Action Plan 2019, which aims to *make Ireland a leader in responding to climate disruption*. This Action Plan acknowledges the impact of climate change and that *the window of opportunity to act is fast closing* and that *decarbonisation is now a must if the world is to contain the damage and build resilience in the face of such a profound challenge*.

The Action Plan includes the following objectives:

- Increase reliance on renewables from 30% to 70% adding 12GW of renewable energy capacity
- Increase attention to Energy and Carbon ratings in all aspects of managing property assets.
- Make growth less transport intensive through better planning, remote and home-working and modal shift to public transport.
- A target of 55% renewable power and at least 500,000 electric vehicles on the road by 2030.
- Reduced travel distances and greater proximity to employment and services, which will enable a greater proportion of journeys by bike or on foot (zero emissions)
- Greater urban density, which when combined with the point above, will ensure more viable public transport (less emissions per person than by individual vehicle)
- Greater sustainable mode share, which will enable cities and towns to densify, as development will not be dependent on road capacity nor car parking requirements, and less land will be required for the latter
- Closer proximity of multi-storey and terraced buildings, which will require less energy and make renewables-based systems of energy distribution such as district heating, or area-wide technology upgrades, more feasible

The Action Plan notes that the built environment accounted for 12.7% of Ireland's greenhouse gas emissions in 2017 and it is therefore important that *we improve the energy efficiency of our buildings*. Ireland's dispersed settlement pattern and low population density are identified as challenges specific to Ireland that need to be addressed reduce transport emissions. Actions to address spatial planning and urban form of development are required to aid the transition to a low carbon and climate resilient society.

#### Evaluation of Consistency

The proposed residential development will provide housing within the boundary of the Local Area Plan for Gorey and will help to counter the trend of one-off housing in the surrounding rural areas. The future population of this development will support the existing business and public transport services within Gorey town making more businesses and public transport more viable in the area. This in turn will help to reduce greenhouse gas emissions from transport and help Ireland to achieve our climate change goals.

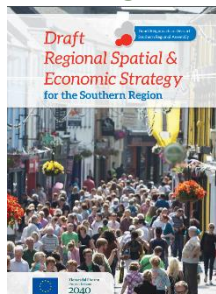
The development includes the provision of trees and the enhancement of the riparian corridor along the eastern boundary. This will add to the biodiversity of the area and help with the decarbonisation of the environment.

### 3 REGIONAL POLICY

The subject site is located in Gorey, County Wexford which is covered by

- the Regional Spatial and Economic Strategy for the Southern Region.

#### 3.1 Regional Spatial and Economic Strategy



Under the Local Government Reform Act 2014 the Regional Planning Framework has been revised with the previous Regional Authorities/Assemblies (ten in total) now replaced with three Regional Assemblies. The Regional Spatial and Economic Strategy (RSES) provides a framework for the delivery of the National Planning Framework objectives and sets out a 12 year strategic development framework for the Southern Region. This was adopted on the 31<sup>st</sup> January 2020.

The Southern Region comprises 9 counties which includes Wexford. The Region is subdivided into sub-regions or Strategic Planning Areas (SPAs), namely the Mid-West, South-East and South-West. County Wexford (and Gorey) are within the South-East sub-region.

The RSES note that by 2040 the population of the entire Southern Region is expected to grow by 380,000 to almost two million people. The South-East Region Strategic Planning Area is expected to grow from 509,500 people in 2016 to almost 600,000 people in 2031.

The RSES outline 11 elements that underpin the Strategy for the Southern Region. The most relevant of these to the application and the proposed development’s consistency with these is outlined in the table below:

Strategy	Evaluation of Consistency
<b>No. 1</b> Strengthening and growing our cities and metropolitan areas, building on the strong network of towns throughout the region and supporting our villages and rural areas	The proposed development will add to the population of Gorey and help to strengthen the urban network within Wexford county.
<b>No. 4</b> To Transform Our Transport Systems From Polluting And Carbon Intensive Modes To Well-Functioning Integrated Public Transport, Walking And Cycling And Electric Vehicles	The location of the site within 15 min of Gorey town centre and the provision of pedestrian routes through the site and within the wider area will work to encourage walking as an alternative mode of transport to the car.
<b>No. 7</b> Strengthen and protect our region’s diverse culture recreation, natural heritage, biodiversity and built heritage	The proposed development will protect local biodiversity through the enhancement of Clonattin Stream.
<b>No. 8</b> Safeguard and enhance our environment through sustainable development, transitioning to a low carbon and climate resilient society	The proposed walkway alongside Clonattin Stream will provide an attractive pedestrian route through the site.

Gorey is identified as a Key Town in the South East region that has a strategic location and a sub-regional role. Key Towns are *large or strategically located towns which have an accessibility and influence in a regional or sub regional context*. In addition, these key towns *play a critical and strategic role in underpinning the strategy and ensure the consolidation and spread of growth beyond the cities to the sub regional level*. It is noted that Gorey has experienced sustained growth over the last 20 years and is an *important and thriving urban centre providing a range of services to the residents of the town and the wider rural hinterland*. Key towns are identified due to their *strategic location and*

influence, record of performance and delivery, employment and services functions, potential for employment led growth, sub regional interdependencies and scope for collaboration.

The RSES identifies that Gorey has experienced sustained growth over the last twenty years. It is strategically located with immediate access to the M11/ N11 which connects it to Dublin, Wexford Town and Rosslare Europort. The RSES recognises that while it is a commuter town for people working in Dublin it *“is well placed to accommodate additional economic growth to become more self sustaining. It is an important and thriving urban centre, providing a range of services to the residents of the town and the wider rural hinterland including primary and post primary education, health care, retail, and employment, cultural and recreational facilities.”*



\* Note: Refer to the MASP sections for further details



- Strategic Planning Area (SPA)
- Local Authority
- MASP Boundary
- 🌱 Rural Innovation
- Atlantic Economic Corridor
- Land & Marine Frameworks
- ↔ Economic interactions between the AEC, Metropolitan Areas and Wider Region
- 🏙️ Cities
- 🏘️ Key Towns
- 🌐 Other Towns
- 🚢 Port Tier 1
- 🚢 Port Tier 2
- 🌐 Regional
- 🛣️ Strategic Road Network
- 🛣️ Other Key Roads
- Light & Heavy Rail Network

Objective	Evaluation of Consistency
<p><b>RPO 29 Rebuilding Ireland</b> Support Government policy and targets of the Housing Agency under Rebuilding Ireland: Action Plan for Housing and Homelessness and Local Authority actions that contribute to progress under the key pillars of addressing homelessness, accelerating social housing, building more homes, improving the rental sector and utilizing the existing building stock within our region.</p>	<p>The proposed development will provide 363 no. additional homes within a large key town in this region this is in line with the Rebuilding Ireland guidelines as outlined above.</p>
<p><b>RPO 85 Low Carbon Energy Future 2015-2030</b> The Southern Region is committed to the implementation of the policy of Government under Ireland’s Transition to a Low Carbon Energy Future</p>	<p>The location of the site within close proximity to the town centre in addition to the provision of multiple attractive, safe pedestrians and cycle routes through the</p>

<p>2015-2030. It is an objective to promote change across business, public and residential sectors to achieve reduced Green House Gas (GHG) emissions, improve energy efficiency and increase the use of renewable energy sources across the key sectors of electricity supply, heating, transport and agriculture.</p>	<p>scheme will help to make walking and cycling attractive and viable transport options. This will in turn help with the transition to a low carbon energy future.</p>
<p><b>RPO 168 “10-minute” city and town concepts</b> To attain sustainable compact settlements with “10-minute” city and town concepts, whereby, a range of community facilities and services are accessible in short walking and cycle timeframes from homes or are accessible by high quality public transport services by connecting people to larger scaled settlements delivering these services. Local Authorities should ensure that decision making in relation to new infrastructure to provide improved connectivity is informed by an appropriate level of environmental assessment.</p>	<p>The proposed development is within a short walking distance of Gorey town centre which contains a wide variety of shops and services. The proposal also includes a creche to the south of the site, which ensures that a childcare facility is within a short distance of all the proposed residential units.</p> <p>The new link road to the south along with the new connections to the land to the south will enable the development of this area for employment.</p>
<p><b>RPO 173 Equal Access</b> To improve equal access for abled and disabled people and universal design for public transport access, housing, social, cultural and recreational facilities and the public realm to improve quality of life equally for abled and disabled citizens in our region. Local Authorities should ensure that decision-making in relation to investment in infrastructure and facilities is informed by an appropriate level of environmental assessment.</p>	<p>The proposed layout and design ensure a universally accessible scheme.</p> <p>The proposed homezones and pedestrian crossings have been carefully located to ensure a safe and clear route for pedestrians throughout the scheme.</p>
<p><b>RPO 192 Green Infrastructure</b> To support investment in the on-going maintenance and enhanced facilities in existing green infrastructure and support the provision of new public, parks, green space corridors and other public open spaces in tandem with projected population growth to create green, healthy settlements throughout our region. Local Authorities shall identify the potential locations of new public parks and opens spaces jointly (with neighbouring local authorities) and individually to develop both regional scale recreational open space and local parks and open space. Local Authorities should ensure that decision-making in relation to the development of new or enhanced Green Infrastructure and new public parks and facilities is informed by an appropriate level of environmental assessment.</p>	<p>The proposed landscaping masterplan provides a network of open green spaces that will protect the biodiversity in the area while also providing amenity spaces for the residents.</p> <p>The creation of a ecological corridor along the stream will enhance this area, creating an attractive area for animals as well as humans.</p> <p>The proposed open spaces are also in line with the locations identified in the Local Area Plan for public parks.</p>

### Evaluation of Consistency

The proposed development will support the objectives and vision of the Regional Spatial and Economic Strategy for the Southern Region.

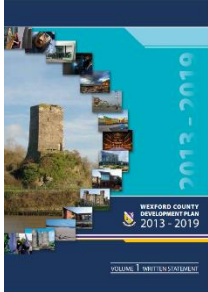
Gorey town is identified as a strong urban centre within the RSES that has the potential to become more self-sustaining. It is extremely well connected and has the land capacity for future housing and employment related development. As such, the provision of housing on this site will ensure the development of this well-connected town in the Wexford's urban network. Furthermore, the proposed development which includes a creche and new link road, will help to support the existing shops, services and facilities in the area as well as provide the development opportunity for lands to the south of this site.



## 4 LOCAL POLICY

The subject site is within the administrative boundary of County Wexford and as such is covered by the Wexford County Development Plan 2013-2019, which is now out of date and currently undergoing review.

### 4.1 Wexford County Development Plan 2013-2019



The Wexford County Development Plan 2013-2019 (hereafter Development Plan) sets out Wexford County Councils objectives for the future development of the land. The Council *intends to take a positive approach to development* and it is noted that *new development opportunities will not be restricted unless there are strong, persuasive justifications for doing so having regard to European, national and regional policies.*

There are three underlying themes throughout the Development Plan: Sustainable Development, Adaptation to Climate Change and Social Inclusion.

#### Gorey

The Development Plan identifies Gorey as a Larger Town within the county alongside New Ross and Enniscorthy. 40% of the county's population growth over the period 2011-2016 and 2016-2022 has been allocated to these three Larger Towns. The town is *considered an ideal location for residential and small and medium enterprise developments.*

The development approach for Gorey is to *accommodate more measured growth in the town, consolidating the existing pattern of development.* It is noted that *care must be taken with the development of town to ensure that its continued expansion is regulated to allow community, social and retail development keep pace with the recent rapid phases of mainly residential development.*

The Core Strategy Map (Map No. 5) shows how well-connected Gorey is to the other towns in the county. The railway line connects the town Enniscorthy, Wexford town, Rosslare and Dublin city. National roads connect the town with these four towns as well as New Ross and Bunclody. The town is located in the lowlands of the county, just south of the Wicklow Mountains.

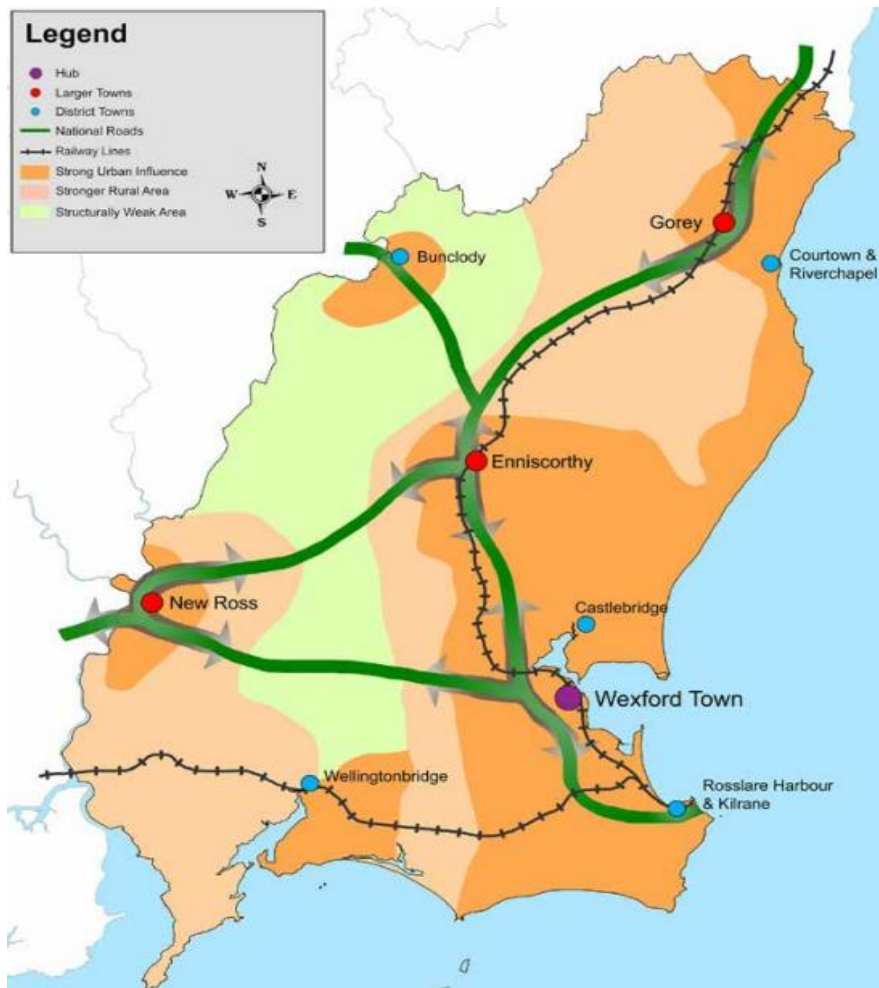


Figure 2 Wexford County Development Plan 2013-2019 Map 5 Core Strategy Map

## Housing

The fundamental aim of the Core Strategy and Settlement strategy is to provide *quality housing at appropriate locations*. Volume 6 of the Development Plan contains the Housing Strategy for the county.

This Housing Strategy identified a *requirement for a greater mix of unit types due to increases in the number of single persons requiring accommodation*. 94.8% of all households in the county are accommodated in detached, semi-detached or terraced housing. This is notwithstanding the fact that 23% of the population live in single person households. It is evidence of the continued preference for houses over apartments.

The Development Plan notes that *it is appropriate to permit higher residential densities at appropriate locations* such as town centres, brownfield sites and in the vicinity of public transport nodes and corridors. Higher densities minimise the *unnecessary extension of public infrastructure such as water, sewers, footpaths and lighting*. However, the Council recognises that *there is an important role for lower density development in certain towns and villages to cater for the various household types and to provide an alternative to single houses in rural areas*. In addition, it is noted that higher densities would not fit into the natural grain of some suburban locations throughout the county.

New housing development *should take into account the need to protect the amenities of existing residential areas*. In addition, new housing developments *should be located and laid out in a way which*

ensures that they are easily integrated into the existing fabric and structure of the settlement and that natural assets are protected.

Objective	Evaluation of Consistency
<b>Strategic Aims</b>	
<p>Facilitate the provision of high quality housing in a range of locations to meet the needs of the county's population, with particular emphasis on facilitating access to housing to suit different household and tenure needs in a sustainable manner and in appropriate locations.</p>	<p>The proposed development will increase the local population of Gorey helping to support local business, services and public transport services. The development is of an appropriate scale for the town and will help to create a vibrant and viable town. The proposed development provides a variety of house types and sizes that will add to the existing housing stock in the area providing houses within the boundaries of a key town in the county.</p>
<p>Facilitate the provision of, and improvements to, social and recreational infrastructure and provide access to new and existing community facilities throughout the county for all its residents.</p>	<p>The proposed development will provide an ecological corridor and new linear walk along Clonattin Stream. It is also proposed to provide a variety of outdoor spaces. Finally, outside the application site but part of the overall masterplan a potential school site is identified. Finally, it is noted that the site is a c. 15 min walk from Gorey town centre. The proposed development will support the existing community facilities within Gorey town.</p>
<b>Core Strategy</b>	
<p>Objective SS05 To encourage new residential developments to occur in the Hub, Larger Towns and District Towns in accordance with the Core Strategy and Settlement Strategy and subject to adequate capacity being available in the relevant wastewater treatment facilities in the interests of protecting water resources in the area.</p>	<p>The proposed development will provide residential development within a Larger Town that has been identified for measured growth.</p>
<p>Objective SS06 To ensure the density of residential developments is appropriate to the location of the proposed development having regard to the benefits of ensuring that land is efficiently used. In deciding on the appropriate density for a particular location the Council will have regard to the existing grain and density of the settlement, the proximity of the site to the town or village centre or public transport nodes, the availability of existing services, the Sustainable Residential Development in Urban Areas and the accompanying Urban Design Manual-A Best Practice Guide (DEHLG, 2009) and subject to compliance with normal planning</p>	<p>The proposed density of 38 units per hectare is considered appropriate for the subject site considering its proximity to Gorey town centre and the existing low residential density in Gorey.</p> <p>This density reflects the recent development to the north of Clonattin Road and will enable the development to fit in with the character of the surrounding area. It has been designed in compliance with all National policies.</p>

<p>and environmental criteria and the development management standards in Chapter 18.</p>	
<p>The Development Plan states that <i>'in achieving the appropriate density of residential development, the Council will have regard to':</i></p> <ul style="list-style-type: none"> <li><i>o The location, characteristics and context of the site</i></li> <li><i>o The overall design quality of the proposed development</i></li> <li><i>o The need for inclusivity with a variety of housing types and sizes being provided within each neighbourhood</i></li> <li><i>o The need to maximise returns on public infrastructure investment and to ensure the satisfactory operation of private infrastructure where required</i></li> <li><i>o The need to create critical mass for local businesses, services and public transport</i></li> <li><i>o The need to reduce reliance on the private car for all journeys</i></li> <li><i>o Compliance with Plans, supplementary guidance or other site-specific guidance documents produced by/with the Council</i></li> <li><i>o Government guidance</i></li> </ul>	
<p>Objective SS08 To avoid the siting of new residential developments in areas vulnerable to flood risk in accordance with the provisions of the Flood Risk Management-Guidelines for Planning Authorities (DEHLG and OPW, 2009).</p>	<p>The subject site is not susceptible to flooding as demonstrated by the Site-Specific Flood Risk Assessment carried out by CS Consulting Engineers. In addition, the proposed storm water attenuation system will address a 1 in 100 year (plus climate change) extreme storm, reducing the volume of storm water leaving the site during extreme storms.</p>
<p>Objective SS14 To encourage new residential development to occur in the Larger Towns in accordance with the Core Strategy and Settlement Strategy and subject to compliance with normal planning and environmental criteria including the availability of adequate waste water treatment capacity and drinking water capacity and the development management standards contained in Chapter 18.</p>	<p>The proposed development will provide residential development within Gorey, a larger town, and as such is in accordance with this objective.</p> <p>It has been determined that the wastewater and drinking water capacity can cater for the proposed development.</p> <p>Please see the Irish Water letter submitted with this application.</p>
<p>Objective SS16 Require the phasing of land zoned for residential development. The phasing of development will be based on a clear sequential approach with the zoning extending outwards from the town centres. A strong emphasis will be placed on consolidating existing patterns of development, encouraging infill opportunities and better use of lands.</p>	<p>The proposed development is located within Gorey town and is primarily zoned for residential development. The surrounding residential land to the west and north of the subject site have been developed. As a result, the subject site is the next logical location for further residential development.</p>
<p><b>Housing</b></p>	
<p>Objective HP01 To promote Universal Design and Lifetime Housing in accordance with best practice and the policies and</p>	<p>The proposed development, as set out in the architects design statement, will</p>

<p>principles contained in Building for Everyone: A Universal Design Approach (National Disability Authority, 2012) and Sustainable Residential Development in Urban Areas: Guidelines for Planning Authorities and its companion document Urban Design Manual (DEHLG, 2008). Universal design is design of environment that can be accessed, understood and used to the greatest possible extent by all people regardless of their age, size or ability.</p>	<p>promote universal design and lifetime homes throughout the development.</p>
<p>Objective HP02 To ensure that all new housing developments represent 'Sustainable Neighbourhoods' which are inclusive and responsive to the physical or cultural needs of those who use them, are well located relative to the social, community, commercial and administrative services which sustain them and are integrated with the community within which it will be located.</p>	<p>The proposed development is designed to ensure it is universally accessible and easy to navigate for all users.</p> <p>The site is located within a short distance of Gorey town centre which contains a variety of existing facilities and services.</p>
<p>Objective HP03 To ensure that new housing developments contribute to the social or recreation infrastructure of the community in which they will be located either through the provision of amenities or through financial contribution.</p>	<p>The proposed development includes a public park, children's play areas, and an amenity walkway along Clonattin Stream along with a new creche. These new amenities will all add to the existing community infrastructure in the area.</p>
<p>Objective HP06 To ensure that all new housing developments provide a high quality living environment with attractive and efficient buildings which are located in a high quality public realm and which are serviced by well designed and located open spaces.</p>	<p>The proposed development is designed to a high standard and will create an attractive living environment for future residents.</p>
<p>Objective HP07 To require all developments over 10 houses to be accompanied by an Urban Design Statement showing how the matters detailed in Chapter 17 have been taken into account in the design of the development.</p>	<p>A Design Statement has been completed by Reddy Architects which sets out the design development for this site in line with Chapter 17.</p>
<p>Objective HP08 To ensure the density of residential developments is appropriate to the location of the proposed development to ensure that land is efficiently used. In deciding on the appropriate density for a particular location the Council will have regard to the existing grain and density of the settlement, the proximity of the site to the town or village centre or public transport nodes, the availability of existing services, the Sustainable Residential Development in Urban Areas and the accompanying Urban Design Manual-A Best Practice Guide (DEHLG, 2009) and subject to normal planning and environmental criteria and the development management standards contained in Chapter 18.</p>	<p>As set out above the proposed density for this development is 38 units per hectare. This reflects the density of the surrounding area, including the recent development to the north. It is also in line with National Planning Policy including Sustainable Residential Development in Urban Areas.</p>

<p>Objective HP10</p> <p>To require that 20% of all land zoned for residential use, or for a mixture of residential and other uses, be reserved for the purposes of Part V of the Act Section 94(4)(a)(i) and 4(a)(ii) with the exception of the exemptions provided for in Section 4 of the Housing Strategy contained in Volume 6 and the Planning and Development Act 2000 (as amended).</p>	<p>The Planning and Development Act 2000 has been updated since 2013, most recently in September 2020. Since 2015, and as set out within the current version of the act, under Section 94 (4) the requirement is now for 10% of zoned land to be reserved for Part V.</p> <p>A PART V proposal is submitted with this development. This provides for 10% Part V houses. This has been agreed in principle with Wexford County Council as demonstrated by the letter within the proposal.</p>
<p>Objective HP11</p> <p>To review the Housing Strategy contained in Volume 6 when Part V of the Planning and Development Act 2000 (as amended) is revised to take account of the new economic and policy contexts</p>	<p>Prior to the 2015 Act, when this development plan was written, the requirement was for up to 20% of a development could be acquired for Part V of the Act. This has now been amended to 10%. As a result, the proposed development is fully in accordance with objectives HP10 and HP11</p>
<p>Objective HP13</p> <p>To seek to facilitate all households to access good quality housing appropriate to household circumstances and in their particular community of choice. The Council's priority will be on meeting the most acute needs – those unable to provide for their accommodation from their own resources.</p>	<p>The proposed development provides for a wide range of housing choices from one and two bed apartments to three, four and five bed houses. This provides an appropriate form of accommodation for a range of people. The proposal also includes for PART V housing</p>
<p>Objective HP14</p> <p>To ensure that housing is available for people of different income types. This shall be achieved through the housing support system and through the planning system which will ensure that an appropriate mix of units is provided in appropriate locations</p>	
<p>Objective HP15</p> <p>To require all applications for residential development of 10 houses or more to contain a mix of house types. The mix of house types shall be appropriate to the needs identified where the scheme will be located. This will not apply where it can be demonstrated that there is a need for a particular type of unit and the proposed development meets this need.</p>	<p>The mix of the 363 no. units is</p> <ul style="list-style-type: none"> <li>- 42 no. 1 bed apartments</li> <li>- 59 no. 2 bed apartments</li> <li>- 134 no. 3 bed houses</li> <li>- 124 no. 4 bed houses</li> <li>- 4 no. 5 bed houses</li> </ul> <p>This mix provides for a range of needs within the community.</p>
<p>Objective HP20 (also CF05)</p> <p>To ensure that a minimum of 20% of dwellings in all new housing estates of five dwellings or more are suitable to accommodate or are adaptable to provide accommodation for people with disabilities. Developers will be required to show an accessible route to the residential units from the boundary of the</p>	<p>Houses are adaptable in various ways and can be expanded into the back garden for additional living and bedroom areas.</p> <p>The Architects Design Statement confirms that the proposed development will meet a range of needs and meets access</p>

property. Proximity and access to local services must also be considered relative to the units which are accessible.	standards. The Design Statement includes an Access Statement
Objective HP21 (also CF06) To require an Access Statement to be carried out for significant developments in accordance with Appendix 6 of Buildings for Everyone: A Universal Design Approach (National Disability Authority, 2012).	
Objective HS12 Ensure that a minimum of 20% of dwellings in all new housing estates of five dwellings or more are suitable to accommodate or are adaptable to provide accommodation for people with disabilities. Developers will be required to show an accessible route to the residential units from the boundary of the property. Proximity and access to local services must also be considered relative to the units which are accessible.	All of the houses can be extended and altered subject to the appropriate planning permissions.  All of the apartments can be altered internally.
Objective HS17 Promote the development of sustainable housing developments which are energy efficient, and efficient in their use of natural resources such as water and materials.	The proposed houses and apartments will be designed and developed in accordance with the energy efficiency standards in place.
<b>Transportation</b>	
Objective T01 To support the sustainable transport principles outlined in Smarter Travel: A Sustainable Transport Future (Department of Transport, 2009).	The proposed development due to its proximity to the town centres, the proposed walking and cycling facilities proposed within the development, and the overall permeability of the development will promote smarter travel throughout the development.
Objective T02 To integrate land use and transport in the development and application of land use planning objectives in a manner which reduces reliance on car-based travel and promotes more sustainable transport choices.	
Objective T10 To encourage walking and cycling by all sections of the community through: <ul style="list-style-type: none"> <li>● Promoting walking and cycling as sustainable transport modes and healthy recreation activities throughout the county;</li> <li>● Promoting cycling and pedestrian friendly development layouts, provide facilities at public transport nodes, towns and villages, plan for and make provision for the integration of cyclist and pedestrian needs when considering new development proposals;</li> <li>● Promoting cycling and walking facilities as integral to the provision of vehicular traffic facilities;</li> <li>● Requiring the provision of drop kerbs at all junctions and central island refuges to facilitate ease of access for elderly and mobility restricted people;</li> </ul>	The layout of the development is designed to encourage permeability throughout the site, provide attractive walks within the development, including the linear walk, and provide connectivity for cyclists within the development.  The proposed development, including all roads, have been designed to meet DMURS requirements including ensuring that the footpaths, kerbs, pavements are designed to promote walking throughout the site irrespective of mobility.

<ul style="list-style-type: none"> <li>● Requiring that proposed developments are sited and designed in a manner which facilitates and encourages safe walking and cycling;</li> <li>● Supporting the installation of infrastructure measures (for example new/wider pavements, road crossings and cycle parking facilities), retrofitted if necessary, which facilitates and encourages safe walking and cycling;</li> <li>● Supporting the preparation of walking and cycling audits for the settlements in the county;</li> <li>● Ensuring that the needs of walkers and cyclists are given thorough consideration in all planning documents, including town development plans, local area plans, village design statements and public realm plans produced by or in conjunction with the Council;</li> <li>● Ensuring that the needs of walkers and cyclists are given full consideration in proposals to maintain and upgrade public roads, in undertaking traffic calming and proposals to maintain or change local speed limits in all town, village and rural locations</li> </ul>	
<p><b>Objective T23</b> To require that a Traffic and Transportation Assessment (TTA) is undertaken for larger proposed developments in order to assess the implications for the capacity and efficient operation of national roads and to ensure that the national road links and junctions in the vicinity of the development are adequate to accommodate the proposed development without causing additional delays to existing and future road based traffic. The TTA shall be prepared having regard to the Traffic and Transport Assessment Guidelines (NRA, 2007) and the Guidelines for Planning Authorities on Spatial Planning and National Roads (DECLG, 2012). The Council will have regard to the threshold and sub-threshold guidance within the Traffic and Transport Assessment Guidelines in the determination of whether a TTA is required. The TTA should include a Mobility Management Plan which promotes sustainable travel.</p>	<p>A Traffic Impact Assessment has been completed by Cronin and Sutton Consulting. These assess in full the development, including the new road proposal. It demonstrates that the development will ensure an efficient operation of the road network.</p> <p>The Residential Travel Plan promotes sustainable travel for the development.</p>
<p><b>Objective T24</b> To require that a Road Safety Audit (RSA) be undertaken for development proposals which require new or significant changes to an existing access/egress point to a national road in order to fully assess implications for safety on national roads. The RSA shall be prepared in accordance with the Design Manual for Roads and Bridges (NRA, 2010)</p>	<p>A Quality Audit and a DMURS Statement have been completed for this development. These demonstrates that the proposed design and layout of the development is in accordance with all design and safety requirements.</p>
<p><b>Flood Risk</b></p>	
<p><b>Objective FRM04</b> To ensure that all development proposals comply with the requirements of the Planning System and Flood</p>	<p>A Site Specific Flood Risk Assessment has been completed by Cronin and Sutton Consulting confirming that the proposed</p>



<p>Risk Management-Guidelines for Planning Authorities' (DEHLG and OPW 2009) and to ensure that the Justification Test for Development Management is applied to required development proposals and in accordance with methodology set out in the guidelines.</p>	<p>residential development is appropriate on this site, and not at risk from flooding.</p>
<p><b>Green Infrastructure</b></p>	
<p>Objective GI04 To ensure the principles of Green Infrastructure and the County Green Infrastructure Strategy are used to inform the development management process in terms of design and layout of new residential schemes, business and industrial developments and other relevant projects, for example, through the integration of Sustainable Drainage Systems (SuDS) into the overall site concept and layout.</p>	<p>The proposed development has been designed to not only incorporate the existing green infrastructure and retain as much as possible, but to also enhance it. The proposed development uses SuDS within the development, it also provides a new linear walk beside the existing waterway on site, it creates an attractive feature of the attenuation pond area.</p>
<p>Objective GI05 To require new developments to contribute to the protection and enhancement of existing Green Infrastructure, and the provision of new Green Infrastructure where appropriate, in an integrated and coherent manner. Such development shall be in compliance with all other planning and environmental criteria and the development management standards contained in Chapter 18.</p>	<p>These features create an attractive environment, connecting into the wider area.</p>
<p><b>Archaeological Heritage</b></p>	
<p>Objective AH04 To require an archaeological assessment for development that may, due to its size, location or nature, have a significant effect upon archaeological heritage and to take appropriate measures to safeguard this archaeological heritage. In all such cases the Planning Authority shall consult with the National Monuments Service in the Department of Arts, Heritage and the Gaeltacht.</p>	<p>As set out in the EIAR Chapter 14 an archaeological assessment completed by IAC has been carried out on this site. This identified that there are no known archaeological or cultural heritage sites located within the proposed development boundary.</p>
<p><b>Recreational Space</b></p>	
<p>Objective RS09 To ensure that high quality play and recreation facilities are incorporated into new housing developments over 75 dwellings. Play facilities may include playgrounds, basket ball courts, tennis courts, hurling walls or other facilities considered appropriate by the Council. This standard may be modified in any particular case where there are significant reasons for doing so. Criteria that may be taken into account include the existing geographical distribution of play facilities and the emerging demographic profile of the area.</p>	<p>TBS Landscape Architecture have designed a range of formal and informal play areas including playgrounds, which are distributed throughout the development. These provide attractive areas for play and relaxation throughout the development.</p>
<p><b>Community facilities</b></p>	
<p>Objective CF01 To promote social inclusion and access to education, health and community support services, amenities and leisure services and a good quality built environment</p>	<p>This is an attractive development which is close to existing amenities within Gorey. It will also provide a new creche, and attractive play areas, walks and areas of</p>

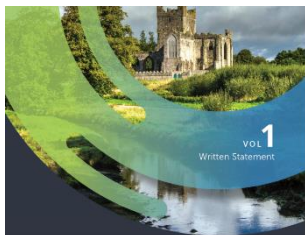
for all members of the community through the planning process.	public open space which are accessible to all members of the community.
<p>Objective CF04</p> <p>To promote Universal Design and Lifetime Housing in accordance with best practice and the policies and principles contained in Building for Everyone: A Universal Design Approach (National Disability Authority, 2012) and Sustainable Residential Development in Urban Areas: Guidelines for Planning Authorities and its companion document Urban Design Manual (DEHLG, 2008)</p>	<p>Houses are adaptable in various ways and can be expanded into the back garden for additional living and bedroom areas.</p> <p>The Architects Design Statement confirms that the proposed development will meet a range of needs and meets access standards. The Design Statement includes an Access Statement</p>
<p>Objective CF09</p> <p>To promote the development of sustainable communities on the basis of a high quality of life where people can live, work and enjoy access to a wide range of community, health and educational facilities suitable for all ages, needs and abilities.</p>	<p>This proposed development provides for additional community facilities through the provision of new public open spaces and a creche. There is also an area of land to the north of the site which is not the subject of this application, but which is set aside by the applicant for a community use. This will be the subject of a separate independent application.</p>
<p>Objective CF10</p> <p>To maintain and, where possible, improve the provision of community facilities in the county, ensuring that these facilities are adequate to meet the needs of the communities they serve, are physically integrated with residential and employment areas and are provided concurrently with new residential development, subject to normal planning and development criteria and the development management standards contained in Chapter 18.</p>	

#### Evaluation of Consistency

Overall, it is considered that the proposed development is in line with the Wexford County Development Plan 2013-2019. The proposed residential development will provide new houses within the town of Gorey that will support the existing services and facilities in the area.

It is noted that this Development Plan is currently under review and will be replaced by the Wexford County Development Plan 2021 – 2027 which is due to be adopted in mid to late 2021.

## 4.2 Draft Wexford County Development Plan (2021-2027)



The Draft Wexford County Development Plan 2021-2027 is on public display from 28<sup>th</sup> September 2020 to 9<sup>th</sup> December 2020. This will be adopted in mid to late 2021.

Gorey is identified as a Key Town in this draft plan in line with the designation of Gorey as a key town in the RSES. The draft plan notes that the town has become a sought-after location due to its location in close proximity to Wicklow and South Dublin. The draft plan acknowledges that *the economic and social impact of commuting is a serious concern, and the creation of new employment opportunities, is a priority for the Council in order to reduce the unsustainable levels of commuting.*

The key objectives and policies relating to the subject site and the proposed development are assessed in the table below.

Objective/Policy	Evaluation of Consistency
<p>Objective SH01</p> <p>To ensure that new residential developments contribute to and represent sustainable neighbourhoods which are inclusive and responsive to the physical or cultural needs of those who use them, are well-located relative to the social, community, commercial and administrative services and are integrated with the community within which it will be located.</p>	<p>The subject site is located in close proximity to Gorey town which provides a variety of social and commercial services.</p> <p>The proposed development will contribute to the local area by providing a creche, large areas of public open space and an amenity walkway along Clonattin Stream. These amenities will help to integrate the proposed development into the area.</p>
<p>Objective SH02</p> <p>To ensure that all new residential developments provide a high-quality living environment with attractive and efficient buildings which are located in a high quality public realm and are serviced by well-designed and located open spaces.</p>	<p>The proposed development will provide a high-quality living environment for the future residents of the scheme and the existing residents of the neighbouring developments. The large central open space and the linear open space along Clonattin Stream will provide a variety of open spaces and ensure that all homes are within a short distance of a useable open space.</p> <p>The internal streets of the scheme have been designed carefully as safe, attractive and welcoming spaces for pedestrians and cyclists. This will encourage residents and visitors to walk or cycle through the scheme which will improve the health of the population and create a stronger sense of community and place.</p>
<p>Objective SH04</p> <p>To ensure that new residential developments minimise the use of natural resources and impacts on natural assets. The locations selected for residential developments should maximise the potential to use of sustainable</p>	<p>The proposed development has been designed to minimise the use of natural resources and the impact on natural assets. The Environmental Impact Assessment Report submitted with this application sets out the mitigation measures which, once implemented,</p>

<p>modes of transport such as walking, cycling and public transport to reduce dependence on fossil fuels. The design of residential units and associated services should maximise the use of renewable energy and minimise the use of water.</p>	<p>will minimise the impact of the proposal on the environment.</p> <p>The proposal has been designed to maximise the use of sustainable modes of transport and to reduce the presence of private cars within the development.</p>
<p>Objective SH05: To prioritise the provision of new housing in existing settlements and at an appropriate scale and density relative to the location in accordance with the National Planning Framework, the Regional Spatial and Economic Strategy for the Southern Region and the Core Strategy and the Settlement Strategy in the CDP.</p>	<p>The proposed development is located adjacent to existing residential developments and is located within the LAP area for the town. The proposed density of 38 uph is in line with the NPF objectives for compact growth within existing settlements.</p>
<p>Objective CS18: To ensure the Key Towns of Wexford Town and Gorey Town continue to be drivers of economic growth and prosperity for region, the county and their Municipal Districts by maximising their strategic location advantages to attract, employment and population growth, developing their services and functions and protecting and enhancing their town centres, public realm and heritage and environmental quality making the towns high quality sustainable places to work, live and visit.</p>	<p>The proposed development will provide a high-quality residential development of 363 no. residential units. This will increase the local population of Gorey and support the existing services and businesses within Gorey town centre.</p> <p>The proposal also includes key areas of public open space which will serve both the future residents of the development and the wider area. The open spaces have also been designed to protect and enhance the biodiversity in the area.</p>
<p>Objective GT06: To support the delivery of infrastructural requirements to allow Gorey keep pace with the planned population growth. These requirements include education and the prioritisation of additional post primary school places in order to address existing and future demand and the provision of additional social, cultural and amenity facilities including the redevelopment of Gorey Town and District Park.</p>	<p>The proposed development includes the provision of two large areas of public open space which will serve as significant amenity spaces for the area.</p> <p>The proposal also sets aside an area as a community or education facility area which could be a potential school site or nursing home or other use as permissible to the zoning, which, subject to a future application, could address any demand arising.</p> <p>The proposal also includes a new link road to the south which connections the Site to the cinema lands to the south, the Courtown Road and also to the Clonattin Village Road. This new road also has spurs off it in order to enable the development of the surrounding lands as zoned within the development plan.</p>
<p>Where a residential scheme is proposed with houses, the development should provide for the following house type mix, <b>except in cases</b></p>	<p>The proposed development includes a combination of houses and apartments and achieves the following overall unit mix:</p>

**where SPPR 2 of the Apartment Guidelines for Planning Authorities applies**

- 25% two-bedroom houses
- 30% three-bedroom houses
- 30% four-bedroom/five-bedroom houses
- 15% to be allocated to any of the above based on evidence of demand

The Draft Plan also states that compliance with SPPR 1 of the Apartment Guidelines take precedence over compliance with any other house mix standard in this Plan, save for the requirements relating to compliance with SPPR 2 in the Guidelines.

- 42 no. 1 bed apartments (11.6%)
- 59 no. 2 bed apartments (16.3%)
- 134 no. 3 bed houses (36.9%)
- 124 no. 4 bed houses (34.2%)
- 4 no. 5 bed houses (1.1%)

The proposed development includes 101 no. apartments of which 41.6% are one bed units and 58.4% are two bed units. This is in line with SPPR1 of the Apartment Guidelines, which notes that apartment development may include up to 50% one-bedroom units and there shall be no minimum requirement of apartments with three or more bedrooms.

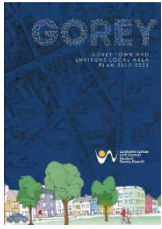
The proposed development includes 262 no. houses comprising 51.1% 3 bed houses; 47.4% 4 bed houses and 1.5% 5 bed houses.

The overall proportion of 27% of all of the units are smaller 1 and 2 bed units similar to this objective. The remainder of the units are also proportionate to this distribution and are therefore considered to be in keeping with this policy.

**Evaluation of Consistency**

Overall, it is considered that the proposed development is in accordance with the policies and objectives outlined in the draft Development Plan.

### 4.3 Gorey Town and Environs Local Area Plan 2017-2023



The Gorey Town and Environs Local Area Plan 2017-2023 (hereafter LAP) sets out the strategies and objectives that will guide the future development of the plan area. The vision is that by 2023 the town will be *a high quality, green, well connected town with a compact, walkable urban form.*

The key principles for achieving the vision are:

- Require high quality and people friendly design.
- Continue to ensure that adequate provision is made for childcare, educational and recreational facilities.
- Improve the movement, connectivity and legibility within the plan area for users of all forms of transport, in particular pedestrians and cyclists.
- Require high quality accessible public open spaces and continue to provide a network of public open spaces at appropriate locations in the plan area.
- Maximise the benefits of biodiversity and enhance the green infrastructure network in the area.

#### Zoning

The majority of the site is zoned Residential (R) and Open Space and Amenity (OS), as shown in figure 4 below. The uses permitted in principle and the uses open for consideration for each of these land zonings are shown in the table below.

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

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

It is noted, that an area within the ownership of the applicant, but outside the area the subject of the applicant is zoned for Community and Education. Initial contact has been made with the Department of Education regarding the provision of a school on this site, however any future applications on this area will be the subject of a future separate application. However, the Traffic Impact Assessment takes into account the potential for this site to be redeveloped for education or other community uses.

The Gorey LAP notes that *“In general, a total of 15% public open space will be required for residential schemes and this shall include the Neighbourhood Parks as identified in the open space strategy. This open space must be developed in tandem with the residential scheme.”*

The proposed development provides for 20% of the gross area as open space and over 33% of the net area as public open space.

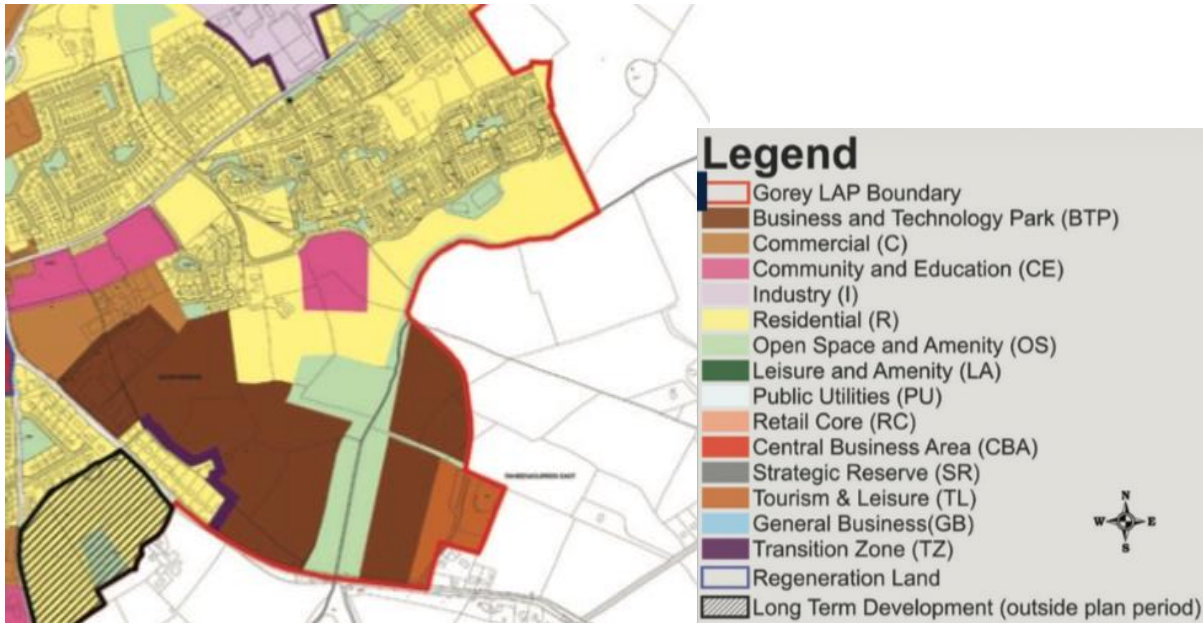


Figure 3 Extract from Land Use Zoning map

Zoning	Permitted in Principle	Open for Consideration
R	Residential	Allotments; Car Park; <b>Childcare Facilities</b> ; Civic Amenity; Civic Buildings; Culture, Recreation and Leisure; Education; Hotel; Medical and related consultants; Office; Park and Ride Facility; Place of Worship; Public Utilities; Retail
CE	Childcare creche/nursery; Facilities Civic Buildings; Culture, <b>Recreation and Leisure</b> ; <b>Education</b> ; Place of Worship	Allotments; Car Park; Civic Amenity; Medical and related consultants; Park and Ride Facility; Public Utilities; <b>Residential</b> ; Restaurant
OS	-	Allotments; Car Park; Civic Amenity; Civic Buildings; Culture, Recreation and Leisure;

It is also worth noting that the adjacent sites, bounding this application site, are zoned for Business and Technology Park and Tourism and Leisure. The proposal includes the provision of a new link road, to the south of the application site, which provides connections into these lands enabling their development.

#### Evaluation of Consistency

The proposed development is in line with the zoning on the subject site. The proposed houses, apartments and creche are located on land zoned Residential. The land zoned Open Space in the south of the subject site will contain the landscaped linear walk.

The use of the adjoining land for Business and Technology Park and Tourism and Leisure are considered to be compatible.

#### Housing

The LAP notes that the town's population has increased significantly since 2002. This population increase is *largely attributed to the area becoming a commuter town for Wicklow and Dublin*. This increase in population and associated in-migration has resulted in a relatively young population

(35.8% aged 25-44 in 2011), which has implications for housing, childcare and education facilities. The LAP notes that, as many of the 25-44 age cohort may be first time buyers or looking to trade up the property ladder to a family home, there will be a demand for housing in the town. In addition, as the age cohorts progress it is likely that the trend of older people moving from rural areas to towns for ease of access to services and quality of life will continue. As such it is *important that Gorey town is a great place to grow old* and that it offers an *age friendly environment*.

Objective	Evaluation of Consistency
<b>Housing</b>	
<p>Objective H01</p> <p>To ensure that all new residential developments in the plan area provide a high-quality accessible living environment with attractive and efficient dwellings located in a high-quality public realm and served by well designed and located open spaces</p>	<p>The proposed development will be highly accessible. Footpaths and pedestrian crossings will be provided ensuring that there are safe routes for pedestrians.</p> <p>The entire scheme is accessible by car, ensuring that the scheme is universally accessible.</p> <p>The proposed walkway along Clonattin Stream will provide an attractive route along the eastern and southern boundary.</p> <p>The proposed open spaces are located to ensure that all future residents are within a short distance of a useable open space. The open space located to the north of the site connects with the existing playground and open space located along Clonattin Village road. The large public park is located in the centre of the site will provide a useable open space for the residents.</p>
<p>Objective H03</p> <p>To facilitate new residential development in accordance with the Core Strategy and to require physical, social and community infrastructure to be provided either prior to or in tandem with this new residential development. No dwelling within that residential development shall be occupied until the required infrastructure has been provided. The required infrastructure which is identified in Maps 3 and 4 and in Section 3.5 Neighbourhood Framework Plans and Appendix 1 Implementation and Infrastructure Delivery Schedules includes wastewater and water supply, public lighting, footpaths, cycleways, play ground/play facilities, parks and schools.</p>	<p>The proposed development includes the provision of public open spaces that will cater for a range of users and uses. These open spaces will be developed together with the residential units, ensuring that the residents will enjoy an attractive and high-quality public realm.</p> <p>The northern half of the land zoned for community and education use has been set aside for community use. Initial contact has been made with the Department of Education regarding the provision of a school on this site, however, if this does not come to fruition it will be used for an alternative community use in line with the zoning. This will be the subject of a separate application.</p> <p>A new link road is also proposed as part of this development connecting the Courtown Road to the Clonattin Village Road, providing additional connections throughout the site and also providing access to currently zoned but undeveloped lands.</p>



<p><b>Objective H04</b> To require planning applications for residential developments to demonstrate how the scheme complies with the Neighbourhood Framework Plan which the subject lands are located in. It must be demonstrated how the development complies with the layout, form, density, linkages and accessibility and open space provision. Where a deviation from the framework is proposed, the application must demonstrate that this deviation does not compromise the delivery of the Framework and is equally permeable and proposes a positive relationship with adjacent existing and proposed development, including public open spaces and linkages.</p>	<p>As noted below, the proposed layout incorporates the urban blocks, linkages and open spaces outlined in the Clonattin Neighbourhood Framework Plan.</p>
<p><b>Objective H05</b> To require residential schemes to provide an appropriate mix of house types that will cater for the various household compositions in the plan area. In general the following house type ratio will be required in residential schemes:</p> <ul style="list-style-type: none"> <li>• 25% two bedroom dwellings</li> <li>• 30% three bedroom dwellings</li> <li>• 30% four bedroom dwellings</li> <li>• 15% to be allocated to any of the above based on evidence of demand.</li> </ul> <p>The Council will consider a deviation from this mix ratio where it is demonstrated that there is an overprovision of a particular type of house type or there is a lack of demand for a particular house type(s) in the area</p>	<p>The proposed development is for 363 no. residential units with the following unit breakdown:</p> <ul style="list-style-type: none"> <li>• 1 beds 42 no. 11.6%</li> <li>• 2 beds 59 no. 16.3%</li> <li>• 3 beds 134 no. 36.9%</li> <li>• 4 beds 124 no. 34.2%</li> <li>• 5 beds 4 no. 1.1%</li> </ul> <p>This ratio is largely in accordance with the housing type ratio set out in Objective H05. The 16.3% two bed units is slightly below the required 25%. However, this deviation has allowed the provision of 11.6% one bed units and 1.1% 5 bed units, two typologies that are lacking in the area and which are not included in the breakdown identified in Objective H05.</p>
<p><b>Objective H06</b> To ensure that the phased development of a residential scheme delivers the quantum of public open space commensurate to the number of dwellings in that particular phase. Planning applications for residential schemes of 25 or more dwellings shall be accompanied by a detailed phasing schedule detailing the number of dwellings, amount of public open space and infrastructure which will be developed as part of each phase.</p>	<p>A phasing plan is included in the Design and Access Statement prepared by Reddy Architecture + Urbanism and submitted with this application.</p>
<p><b>Urban Design</b></p>	
<p><b>Objective UD01</b> To require planning applications to demonstrate compliance with the Neighbourhood Framework Plan within which the subject lands are located. It must be demonstrated that the development will deliver the main components and objectives of</p>	<p>The proposed development, as set out below and in the architects Design Statement, is laid out in accordance with the concepts in the Urban Design Strategy for the area and the Neighbourhood Framework Plan. It provides an appropriate layout, form, density, linkages and infrastructure</p>

each Neighbourhood Framework Plan with regard to layout, form, density, linkages, infrastructure provision. Where a deviation from the framework is proposed it must be demonstrated that the development does not compromise the delivery of the components or objectives of the Framework	provision in accordance with the Neighbourhood Framework Plan.
Objective UD02 To require development to demonstrate compliance with the Urban Design Strategy and the Urban Design Guidelines contained in Section 3	
Objective UD03 To encourage innovation in the built environment and to ensure that high quality urban design and architecture is carried out in accordance with the guidelines contained in this LAP along the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, its companion documents Urban Design Manual (DEHLG,2009) THE Design Manual for Urban Roads and Street (DTTS and DEHLG 2013), the Architectural Heritages Protection – Guidelines for Planning Authorities (DAHG, 2011) and the National Disability Authority (NDA) Buildings for Everyone: A Universal Design Approach.	The proposed development, as demonstrated by the Reddy drawings and Design Statement is to a very high architectural and urban design standard and will result in a positive impact to the area. The proposed development has been design in accordance with all appropriate guidelines.
<b>Access and Movement Objectives</b>	
Objective AMS01 To ensure the design of all streets and roads in the plan area complies with the objectives and guidelines in the Design Manual for Urban Roads and Streets and the Urban Design Strategy and the Access and Movement Strategy and the Urban Design Guidelines contained in section 3.6 of the LAP	The proposed development has been designed by CS Consulting Engineers to ensure compliance with the Urban Design Guidelines set out within the LAP, along with DMURS 2019. To this end a Statement of Compliance with DMURS is submitted with this application
Objective AMS02 To secure the provision in tandem with new developments, or provide subject to available resources, the footpath and pedestrian linkages objectives detailed on Map 3	The proposed development will connect into the existing pedestrian and cycle network as well as providing new pedestrian and cycle routes through the development. This also includes the provision of appropriate pedestrian and cycle facilities along the new road
Objective AMS04 To secure the provision in tandem with new development, or provide subject to available resources, the cycle objectives detailed on Map 4	
<b>Green Infrastructure</b>	
Objective OS01 To support the development of Gorey Town Park, Ramsfortpark Forest and Clonattin Park for high level recreational and amenity uses.	The proposed development includes the provision of large areas of public open space. C. 33% of the net area will be provided as public open space including the provision of a large park

<p>The delivery of Gorey Town Park and Ramsfortpark Forest will be supported through the Development Contribution Scheme. Clonattin Park will be delivered in tandem with the development of the residential and the business lands in the area.</p>	<p>area and a linear walk. This will provide part of the Clonattin Hub.</p>
<p>Objective OS02 To require a 15% provision of the overall site area for use as public open space in new residential schemes.</p>	
<p>Objective OS03 To have regard to the “Planning for Watercourses in the Urban Environment Guidelines (Shannon Regional Fisheries Board)” when considering proposals in the vicinity of rivers and streams within and adjoining the plan area</p>	<p>A ten metre buffer zone has been created along the banks of the watercourse. The development has had regard to all best practice guidelines and the development is considered appropriate. It has been attractively landscaped as set out in the TBS Landscaping proposals.</p>
<p>Objective OS04 To ensure riparian bugger zones, a minimum of 10m in width (in some cases buffers zones up to 50m may be appropriate), are created between all watercourses and any future development. In considering the appropriate width, the Council will have regard to “Planning for Watercourses in the Urban Environment Guidelines (Shannon Regional Fisheries Board)”</p>	
<p><b>Natural Heritage</b></p>	
<p>Objective AA01 The council will ensure that any plan/ project and any associated works, individually or in combination with other plans or projects, are subject to Screening for appropriate Assessment to ensure there are no likely significant effects on any Natura 2000 sites and that the requirements of Article 6(3) and 6(4) of the EU Habitats Directive are fully satisfied. Where a plan/ project is likely to have a significant effect on a Natura 2000 site or there is uncertainty with regard to effects, it shall be subject to Appropriate Assessment. The plan/ project will proceed only after it has been ascertained that it will not adversely affect the integrity of the site or where, in the absence of alternative solutions, the plan/ project is deemed by the competent authority imperative for reasons of overriding public interest.</p>	<p>The proposed development has been the subject of an AA Screening by Altamar. This has found that “There is no possibility of significant impacts on Natura 2000 sites, features of interest or site specific conservation objectives. A Natura Impact Statement is not required.”</p>
<p>Objective FRM01 To ensure that all development proposals in the plan area comply with the requirements of</p>	<p>A site specific flood risk Assessment report has been prepared by CS Consulting Engineers which confirms compliance with these guidelines and</p>

<p>the Planning System and Flood Risk Management Guidelines for Planning Authorities as amended by Circular PL2/2014 and any subsequent review or other future update to the guidelines</p>	<p>that the site is appropriate for residential development.</p>
<p><b>Objective FRM04</b> To ensure riparian buffer zones are created between all watercourses and any development for a minimum of 10m to mitigate against flood risk. The extent of these buffer zones shall be determined in consultation with a qualified ecologist and following a flood risk assessment. Any hard landscaping proposals shall be located outside of these buffer zones.</p>	<p>As set out above, in consultation with Altamar and CS Consulting, an appropriate buffer area of a minimum of 10m and often greater has been created the length of this water course on this site. This has been assessed as part of the Site Specific Flood Risk Assessment which confirms that the buffer zone is appropriate for the development.</p>

### Urban Design Strategy

Chapter 3 of the LAP sets out the Urban Design Strategy for the town, which is based on a Place Concept and supported by a Route Concept and Landscape Concept. Each of these concepts is mapped in the LAP and an extract of each showing the subject site is shown in figure 5, 6 and 7.

The Place Concept envisages the continued primacy of the town centre as the heart of Gorey. Four other character areas identified as local places with distinctive character, focal spaces, connectivity of urban and landscape structure and good connections to the town centre. Clonattin is included as one of these character areas.

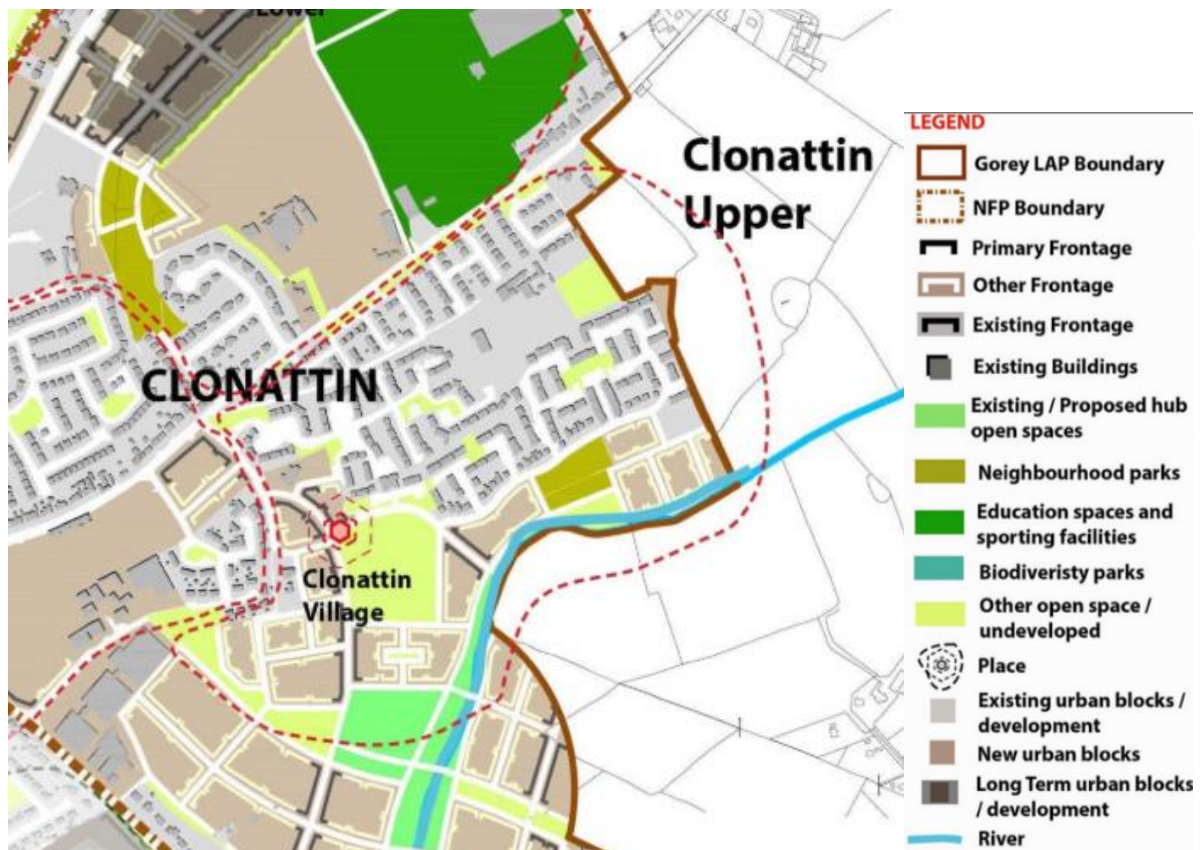


Figure 4 Extract from Place Concept for Gorey map

The Route Concept sets out the existing and proposed hierarchy of routes, including main roads and streets, country roads and a range of local streets and roads. Key to this concept is the creation or improvement of orbital connection or avenues between existing radial routes into the town. Providing high levels of connectivity and permeability in new development areas is also key to this concept.



Figure 5 Extract from Route Concept Map for Gorey

The Landscape Concept provides the structure for the hierarchy of Hub Open Spaces, Neighbourhood Parks, Pocket Spaces, Educational Spaces and Sporting Facilities, Green Corridors and biodiversity parks. The concept envisages improvements to the existing landscape structures through the enhancement of hubs and the creation of extended and coherent corridors.



Figure 6 Extract from Landscape Concept for Gorey Map

#### Evaluation of Consistency

The proposed development is in line with the Place Concept, Route Concept and Landscape Concept for the area.

The proposed development will support the existing town centre of Gorey and the development at Clonattin Village. The residential development will add to the existing population which will support the existing shops and services within the town. The provision of safe pedestrian routes into the town will help to encourage walking as a viable transport option which will in turn help support the town.

The proposed layout is in line with the Route Concept for the area and includes a variety of routes through the site that will ensure a permeable and well-connected development. In addition, the proposal includes provision of a new link road to Courtown Road to the south.

The proposed landscaping and open space plan reflect the Landscape Concept map for the subject site area. The proposed open spaces and amenity areas are located on lands zoned for either open space or community and education use. The development also integrates and connects with the existing open space and playground located along Clonattin Village road to the north of the site.

### Clonattin Neighbourhood Framework Plan

The LAP includes a Neighbourhood Framework Plan (hereafter Framework) for Clonattin that outlines key objectives for the area. The Clonattin area includes a combination of developed and undeveloped land immediately east of the town centre. It is noted that the low density has contributed to the lack of local services in this area.

There are key development sites outlined for this area, as shown identified in figure 7 below. Those that are within the subject site area are listed in the table below.

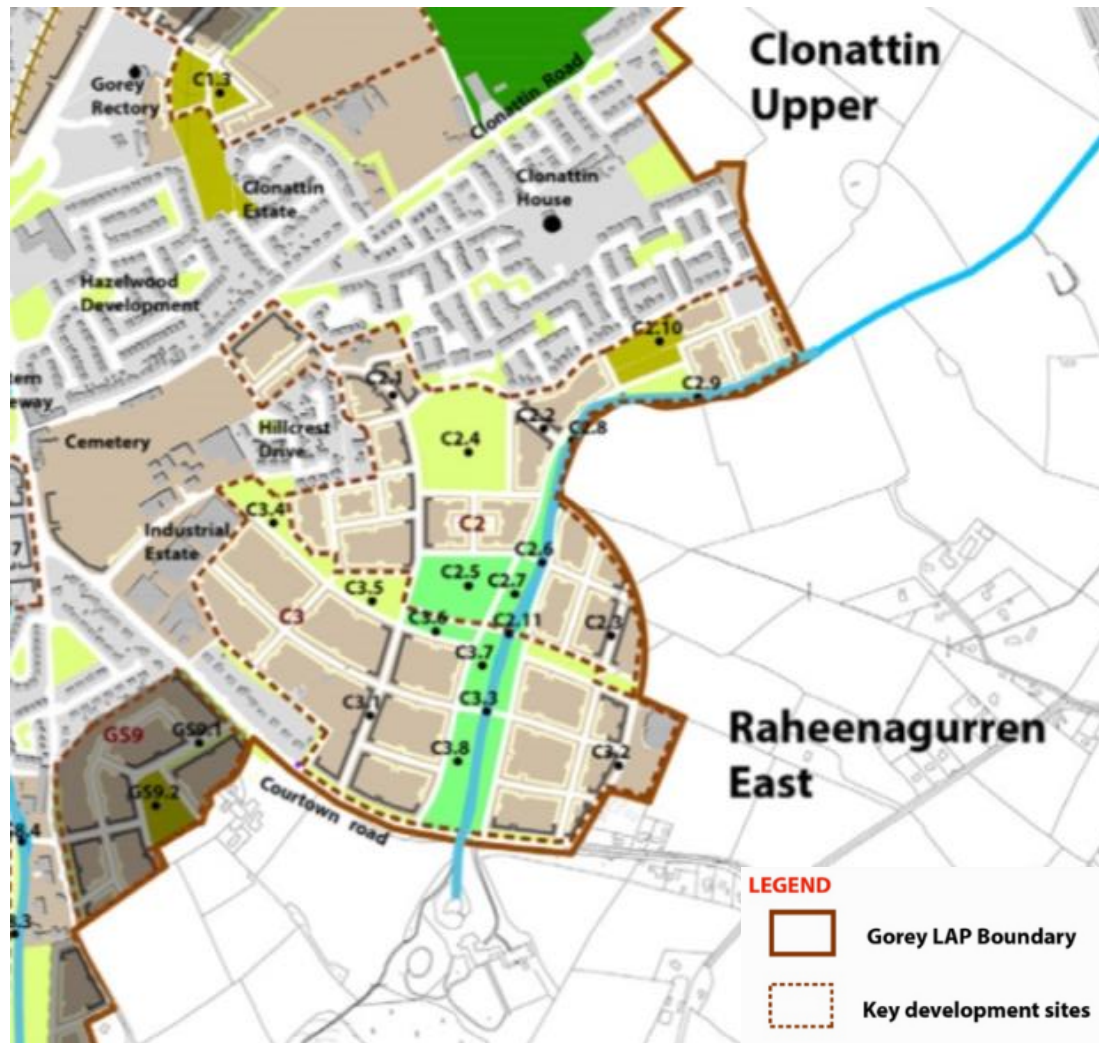


Figure 7 Extract from Key Development Sites map

C2.1	New tree-lined avenue incorporating SUDs
C2.2	New tree-lined avenue incorporating SUDs
C2.3	New tree-lined avenue incorporating SUDs
C2.4	New local open space incorporating SUDs. Multi-purpose local community civic centre including recreational, health, education and local enterprise, incorporating SUDs
C2.5	Local Open Space landscaped with play facilities, incorporating SUDs (part of Clonattin Hub)
C2.6	Vehicle, cyclist and pedestrian bridge
C2.7	Multi-function river corridor (part of Clonattin Hub)
C3.2	New tree-lined avenue incorporating SUDs

### Evaluation of Consistency

The proposed development incorporates the key development sites C2.1-C2.7 and C3.2, as outlined above. The proposal will provide the new tree lined avenues through the scheme and to Courtown Road, a new open space in the centre of the scheme, an open space to the south of the site and a new amenity corridor along Clonattin Stream. The proposal also includes a new vehicular, cyclist and pedestrian bridge over Clonattin Stream, located between C2.6 and C2.8.

The key objectives of the Local Area Plan, relating to the subject site and the proposed development are assessed in the table below.

Key Objective	Evaluation of Consistency
To provide strategically located new and upgraded local community spaces for the main development areas	The proposed development provides for a creche, new public open spaces, and a new linear walk. It also provides for a new road connecting the site into the wider area including the cinema site.
To provide good connections between the new local community spaces and the existing county roads across the NFP area	The proposed development provides good connections with the existing developments in the area.
To provide new connections between existing and new developments in the area where considered appropriate	<p>The proposed open spaces include attractive walkways for pedestrians to walk through the scheme and to the neighbouring residential areas.</p> <p>The layout includes the potential for connections with any future development to the south of the subject site.</p>
To require more attractive, functional and permeable street and space layouts in the new development with careful attention paid to all aspects of street and space design, in accordance with the Design Manual for Urban Roads and Streets	As outlined above the proposed development is in accordance with the Design Manual for Urban Roads and Streets. CS Consulting have also prepared a Statement of Consistency with DMURS outlining how the proposed development is in line with DMURS.
To support the development of a Hub level recreational and amenity area to be known as Clonattin Park	The proposed area of public open space to the south and the linear park are in line with the objective and create an attractive area for recreational and amenity space.
To provide a new connected green infrastructure of local corridors and hubs feeding into the river corridors that provide for improved quality and connectivity of biodiversity, amenity (including a neighbourhood park and play areas), local water management	The proposed walkway along Clonattin Stream and the proposed enhancements will provide a green corridor along the eastern boundary of the site. This will help to improve the biodiversity in the area while also providing an amenity for local residents.
To respect and reflect protected structures and important and locally distinctive landscape	There are no protected structures on site.



<p>features such as tree lines and field boundaries in the new urban structure</p>	<p>The layout of the proposal has been driven by the existing site features such as the waterway and attractive trees and hedges. All trees and hedgerows have been retained where possible. The proposed development enhances these features through the provision of attractive planting as set out in the TBS Landscape Design Report.</p>
<p>To provide for small scale local services and community uses and to provide for the expansion of use mix in new development through inclusion of flexible building typologies at the new local community spaces</p>	<p>A new large public open space including a children play ground is provided in the centre of the site along with smaller open spaces and a linear walk beside the river. Land is also set aside for a potential future school in the centre of the site, but outside the application area.</p> <p>The site is located within a short walking distance (&lt;15 min) of the town centre which includes a large variety of shops, supermarkets, pubs, restaurants and other facilities. As a result, there are no further community facilities proposed within this development.</p>
<p>To promote a robust urban block structure to the north and south of the existing developed areas with a presumption in favour of a perimeter block typology</p>	<p>The layout of the proposed development consists of urban blocks that follow the pattern outlined in the Neighbourhood Framework Plan.</p>
<p>To encourage a variety of building typologies and densities which reflect the function and hierarchy of routes and spaces in the area, with proposed avenues and local community spaces for greater continuity and scale of building form and secondary streets and spaces providing for lower scale and density</p>	<p>The proposed development comprises a variety of housing types and sizes including apartment blocks, detached houses, semi-detached houses and terraced houses. The unit sizes vary from 1 bedroom to 5 bedrooms.</p>

Key Components	Evaluation of Consistency
<p>To provide an upgraded local community space at Clonattin Village. This space will comprise upgraded community facilities and new open spaces enclosed by mixed residential typologies including townhouses and apartments and including local services and local community/ civic facilities (e.g. childcare/ local health facilities/ GP/ pharmacy, local shop and livework). To provide a new local open space at Clonattin Lower incorporating SUDS and play facilities</p>	<p>An area, within the control of the applicant, but outside the subject site application area, has been set aside for community/ education uses as prescribed in the development plan. This area will be the subject of a separate application.</p> <p>To the south of this area, in line with this policy, a new local open space is provided. Throughout the proposed development there are new areas of public open space which include play areas. All of these areas are incorporated within the SUDS objectives as set out in the CS Consultant Engineers reports.</p> <p>The proposed development provides a mix of housing types which will support these facilities.</p>
<p>New connecting avenues for the area, connecting new local community spaces and existing country roads in the area. Clonattin lower Avenue will provide access on a line roughly parallel to the Arklow Road. It will be connected to the Ballytegan Avenue and provides for additional, potential future avenue connection.</p>	<p>The proposed development, in line with DMURS, proposes a range of streets which will connect and integrate the development into the wider area.</p> <p>In line with this objective, the proposal includes a new link road to Courtown Road to the south, which will provide a north south connection from Clonattin Road and Courtown Road.</p>
<p>Clonattin Upper Avenue will provide a north-south connection between the Clonattin Road and the Courtown Road. This will include existing and proposed routes in the Clonattin Village development.</p>	<p>The layout has also been designed to enable further connections in the future to the south.</p>
<p>New green routes at Clonattin Road and Courtown Road with improved pedestrian and cycle facilities</p>	<p>The proposed layout provides pedestrian and cycle routes along all the proposed streets and also through the proposed green areas.</p>
<p>Development of a new 'hub' park which will facilitate the needs of existing and new residents in the area as well as other users in the town and the development of the Clonattin Stream as a green infrastructure corridor and linear park.</p>	<p>The proposed public park in the centre of the development will provide a large useable green open space for both existing and future residents in Clonattin.</p> <p>The proposed walkway and landscaping along the eastern boundary of the site will develop Clonattin Stream as a green infrastructure corridor and linear park. This will provide an amenity walkway for residents while also supporting the local biodiversity.</p>

#### Evaluation of Consistency

Overall, it is considered that the proposed development is in line with the Gorey Local Area Plan and the Clonattin Neighbourhood Framework Plan.

## 5 CONCLUSION

This Statement of Consistency has demonstrated the compliance of the development with the following:

- Ireland 2040 Our Plan - National Planning Framework (2018);
- Rebuilding Ireland – Action Plan for Housing and Homelessness 2016;
- Guidelines for Planning Authorities on Sustainable Urban Housing: Design Standards for New Apartments (2018);
- Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009), and the accompanying Urban Design Manual;
- Quality Housing for Sustainable Communities (2007);
- Design Manual for Urban Roads and Streets (2019);
- Guidelines for Planning Authorities on Childcare Facilities (2001);
- Smarter Travel – A New Transport Policy for Ireland (2009-2020);
- The Planning System and Flood Risk Management (2009);
- Climate Action Plan 2019;
- Regional Spatial and Economic Strategy for the Southern Region;
- Wexford County Development Plan 2013-2019;
- Gorey Local Area Plan 2017-2023.

It is respectfully submitted that the proposed development will provide a high-quality residential development for this residential and community zoned site. It will provide for an efficient use of zoned land within a short distance of Gorey Town Centre.

The proposal is consistent with all relevant national and regional planning policies, including policies with respect to housing quality, urban design, compact growth and infrastructure.