



Phasing Plan For Delivery of The Proposed Road Upgrades

Strategic Housing Development in Kilnahue, Gorey, Co. Wexford

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This document has been prepared and checked in accordance with
Waterman Group's IMS (BS EN ISO 9001: 2015 and BS EN ISO 14001: 2015)

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Comments

Disclaimer

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We disclaim any responsibility to the Client and others in respect of any matters outside the scope of the above.

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1. An Bord Pleanála Refusal Reference PL26.248159

1.1 Background of Report

This report has been prepared by Waterman Moylan as part of the documentation in support of a revised planning application for a proposed residential development at a site off Kilnahue Lane, Gorey, Co. Wexford.

An application was previously submitted for planning permission in June 2016 (Planning Reg. Ref. 20160623). This submission received a decision to approve for planning by Wexford County Council on 20 February 2017, but the application was subsequently refused by An Bord Pleanála on 18 July 2017 (Reference PL26.248159).

This report addresses Reason number 4 of the refusal, related to roads and transportation, and outlines how the Bords concerns have been addressed. This report addresses the phasing aspects of delivery for the development.

For comments on other Reasons for refusal, please refer to the Planning Statement by Downey Planning.

1.2 Previous Refusal

The proposed development has been designed to specifically address the deficiencies identified in An Bord Pleanála's refusal. The reasons for refusal included inadequate provision of open amenity space in accordance with the Local Area Plan, insufficient residential density and uncertainty regarding road and junction upgrade works at the adjacent Kilnahue Lane and Carnew Road.

This report addresses item 4 of the refusal, related to roads and transportation. The text of reason number 4 is set out below in **bold italics**, with Waterman Moylan comments thereafter.

The other reasons for refusal, including inadequate provision of open amenity space in accordance with the Local Area Plan and insufficient residential density, are addressed in the Planning Statement, which accompanies this submission under separate cover. The Planning Statement has been prepared by the Planning Consultant, Downey Planning, and comprises a comprehensive appraisal of the planning history of the subject site, with a sub-section particularly addressing the refusal reasons in the previous application, and this has also been fully referenced in the Statement of Response to An Bord Pleanála, also prepared by the Planning Consultant.

1.3 Reason for Refusal No.4

Having regard to the uncertainty regarding the timing of, and statutory approvals that may be required for, the improvement works outlined in the application to the R725 (Carnew) Road, to Kilnahue Lane and to the junction of Kilnahue Lane with the R725, it is considered that any development of the subject lands would be premature pending the provision of these improvement works. Furthermore, it is considered that, if developed prior to the carrying out and completion of these improvement works, the proposed development would endanger public safety by reason of traffic hazard, including hazard to pedestrians and cyclists. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Response:

The proposed development includes upgrade works at the R725 (Carnew) Road and at Kilnahue Lane. The upgrade works have been discussed and agreed with Wexford County Council.

1.3.1 Carnew Road Upgrades

A new footpath has been provided by Wexford County Council along the northern side of Carnew Road, extending from the Kilnahue Lane intersection as far as CH 510. As part of the subject development, the following upgrades are proposed along Carnew Road:

- Continuation of the existing footpath along the north side of Carnew Road from CH 500 to the proposed site entrance, and continuing beyond the entrance to the existing residential/agricultural access at CH 690.
- Introduction of a new cycle lane adjacent to the site entrance on Carnew Road, with the roadway to be widened into the verge between CH 565 and CH 630 to accommodate the new cycle lane.
- Introduction of street lighting and signage near the site entrance.

The extent of the overall upgrade works and what is already completed by Wexford County Council is shown on Waterman Moylan Drawing No. 13-119-P4109. The proposed upgrade works to Carnew Road are shown on Waterman Moylan Drawing No. 13-119-P4110.



Figure 1 | Existing Footpath at Carnew Road (facing west from adjacent to Kilnahue Lane)



Figure 2 | Existing Footpath at Carnew Road (facing west from existing garage)



Figure 3 | Existing Footpath Termination at Carnew Road (facing west) at CH 500



Figure 4 | Location for Proposed Footpath Extension at Carnew Road (facing west)

1.3.2 Kilnahue Lane Upgrades

The following upgrades are proposed along Kilnahue Lane:

- The road is to be widened as far as the north-western boundary of the site.
- New footpaths and cycle lanes are to be provided along the road where it bounds with the site.
- New traffic calming measures are proposed
- It is proposed to introduce a new unsignalized raised priority controlled zebra crossing with flashing amber beacons

The proposed upgrade works to Kilnahue Lane are shown on Waterman Moylan Drawing No.'s 13-119-P4130 and 13-119-P4131.

1.3.3 Carnew Road/Kilnahue Lane Junction

Improvement works were previously carried out at the Carnew Road/Kilnahue Lane junction by Wexford County Council in 2018. As part of the proposed development, it is proposed to further upgrade the junction, as requested by WCC.

- It is proposed to signalise the existing Carnew Road/Kilnahue Lane junction (which currently functions as a priority junction). The proposed signalisation will not alter existing kerb alignments.
- Appropriate speed limit signage is to be added as part of the junction upgrade.

The proposed junction signalisation works are shown on Waterman Moylan Drawing No. 13-119-P4131.



Figure 5 | View from Kilnahue Lane of Existing Junction to be Upgraded

1.4 Phasing of Proposed Development

All of the proposed road upgrade works are to be carried out during the first phase of construction, and all of the proposed upgrade works are to be fully completed prior to any of the units in the development being occupied.

UK and Ireland Office Locations

