Planning Report

For Development at Kilnahue, Gorey, Co. Wexford.

on behalf of Glenveagh Homes Ltd.

December 2025



McCutcheon Halley

CHARTERED PLANNING CONSULTANTS

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1. Introduction

McCutcheon Halley Planning Consultants have been appointed by Glenveagh Homes Ltd. to prepare this planning report to accompany a planning application to Wexford County Council for a Large-Scale Residential Development (LRD) at Kilnahue, Gorey, Co. Wexford.

The proposal includes the construction of 413 no. units, in a mix of detached, semi-detached, townhouses, apartments/duplexes and maisonettes, a 102 child creche, and all associated site development works.

Our client, Glenveagh Homes Ltd, has appointed a design team with extensive experience in residential applications including Deady Gahan Architects, Simon Ronan Landscape Architecture, AKM Design Group, NRB Consulting Engineers, Altemar Marine and Environmental Consultancy, and John Cronin and Associates.

2. Site Context and Description

The c. 19.4ha site, with a developable area of c. 11.5ha, is located in the townlands of Kilnahue and Gorey Hill at Gorey Co. Wexford. The site is located c. 1.65 kilometres to the west of Gorey Town Centre. Gorey town centre is a c. 23 min walk, c. 5 min cycle, or c. 4 min drive to the east of the site and offers a good range of community/commercial services including shops and health/medical services. The map below shows the location of the site, in relation to the services provided in the town.



Figure 1 Site Context

The greenfield site slopes from the northeast corner to its southern and eastern extents and is bounded by Kilnahue Lane (L10112) to the northeast and the Carnew Road (R725) to the south. Kilnahue Lane provides access to several detached houses and an educational campus including a secondary school, 'Creagh College', two primary schools, 'Gorey Educate Together

National School' and 'Gaelscoil Moshíológ', and a preschool 'Naíonra na Síolta Óga'.

There is an old disused laneway that cuts through the site, which is lined by trees and hedgerows. The laneway is very overgrown but would have previously provided a connection between Kilnahue Lane and Carnew Road. At the northern end of this laneway there are a number of ruinous buildings which are also significantly overgrown.

In addition to the laneway, the site boundaries are also lined with trees and hedgerows.

The surrounding landscape is mainly characterised by agricultural land along the western and northern boundaries. Residential development in the immediate vicinity generally consists of detached dwellings with small housing developments located to the east towards the town centre. P&H Doyle Renault Car dealership, Circle K and O'Doherty's Veterinary Surgery are located to the south of the site.

3. Proposed Development

The proposed development will provide 413 no. residential units, a 102-no. child creche, and all associated site development works at this site in Gorey.

The creche building also features a community room, which will provide a multi-use space for the wider community and has the potential to provide additional childcare spaces in the creche if needed. This room will contribute to the overall community cohesion of the development by providing a versatile venue for meetings, birthday parties, and other community events.

It is proposed that the site will be accessed from 1 no. new vehicular access on Carnew Road (R725) to the south and from 2 no. new vehicular accesses on Kilnahue Lane to the northeast. The internal street network will connect these three access points, ensuring a permeable and well-connected layout.

A right hand turning lane on Carnew road is incorporated into the design to facilitate the traffic turning into the proposed development travelling from the east.

In addition, a pedestrian/cycle access point will be provided from Kilnahue Lane which will connect with the historic laneway on the site and provide a defined pedestrian/cycle route through the site to the proposed access at Carnew Road to the south.

The proposed residential units include a mix of 1, 2, 3, and 4 bed homes in a mix of detached and semi-detached houses, townhouses, and apartment/duplex/maisaonette units. This variety will ensure that a wide range of households can be catered for within the development, including individuals, couples and families, as well as lifelong homes for both elderly and people with disabilities.

The proposed layout and design present a high-quality residential development with distinct character areas, varied streetscapes, clear

pedestrian links, and useable open spaces which will all work to provide an attractive scheme with a strong sense of place. Given the steep topography of the site, the site layout has been designed to work with the this topography with the proposed dwellings orientated to follow the site's contours thereby limiting the amount of cut and fill required.

The existing trees, hedgerows and vegetation on site have been carefully considered to allow these to be retained within the proposed scheme where possible. It is proposed that the existing, disused laneway which runs north-south to the east of the site will be re-established to provide a pedestrian and cycle route through the site. The integration of this existing feature into the layout also provides the opportunity to maintain much of the existing vegetation.

It is proposed that the ruinous buildings in the northeast corner of the site will be integrated into the landscaping design as a focal point within the proposed public open space. This space will be overlooked by the buildings to the west, to ensure visibility and accessibility, creating a sense of safety. By incorporating these structures, the design will create a unique feature integrating the historic with the contemporary elements of the design along the key pedestrian and cycle network while providing a meaningful space for shelter and interaction, reinforcing a sense of place and community.

The table below provides an overview of the key site statistics.

Item	Proposal
Site Area	19.4ha
Developable Area	11.5ha
Number of Units	413 units
Unit Mix	36 no. 1 bed (8.6%) 134 no. 2 bed (32.5%) 204 no. 3 bed (49.5%) 39 no. 4 bed (9.4%)
Density	35.9 units/ha
Open Space	15%
Creche	102 no. childcare spaces (509.9 Sq.M)
Community Room	1 no. Community Room (59.2 Sq.M)

Table 1 Key Development Statistics



Figure 2 Proposed Layout

4. Planning History

4.1 Subject Site

An Bord Pleanála Ref. ABP-313226-22

Gerard Gannon Properties submitted a Strategic Housing Development (SHD) application in April 2022 which included the demolition of the existing buildings on site and the construction of 421 no. residential units (133 houses, 228 apartments, 60 duplexes), a crèche, and associated site works.

A decision was due on the 7th of June 2022, but the application was withdrawn on the 15th January 2025 before a decision was made.

While there was no decision from ABP, Wexford County Council were supportive of the application and had recommended a grant of permission in their Chief Executive Report. The council considered that the application *'would not seriously injure the residential or visual amenities of the area or of*

property in the vicinity, would be acceptable in terms of traffic and pedestrian safety and convenience'.



Figure 3 Submitted SHD Site Layout

Wexford Co. Council Ref. 2016/0623 (An Bord Pleanála Ref. PL26.248159)

In June 2016, Gerard Gannon Properties applied for a 10-year planning permission for a residential development comprising 219 dwellings (10 two-bedroom semi-detached, 64 three-bedroom semi-detached, 20 three-bedroom detached, 90 four-bedroom semi-detached, and 35 four-bedroom detached units), a 523 Sq.M. crèche with play areas, a new vehicular access onto R725 Carnew Road, and upgrades to Kilnahue Lane, including two vehicular access points. The plan also included a playground, connections to foul and stormwater services, underground attenuation tanks, and the removal of a dilapidated structure on a 15.3-hectare site.

Wexford County Council issued a decision to grant permission however this decision was , overturned overturned following an appeal.

Wexford Co. Council Ref. 2014/0557

Gannon Homes Ltd. applied for permission in July 2014 for a residential development consisting of 206 dwelling units, creche, 1 no. vehicular

access/exits onto R725 Carnew Road and upgrading/ improvement of Kilnahue Lane including provision of 2 no. vehicular access exits. the development will consist of 1 no. creche circa 523 msq. 56 no. 3 bed 2 storey semi-detached units, 80 no. 4 bedroom semi- detached units, 20 no. 3 bedroom detached units, and 50 no. 4 bedroom detached units, together with a new connection to existing foul and storm water services, underground attenuation tanks and all associated site works on a site of 15.3 hectares (37.8 acres).

Wexford County Council issued a decision to refuse permission in November 2014.

Wexford Co. Council Ref. 20073736

Gannon Homes Ltd. applied for permission October 2007 for a residential development consisting of 247 dwelling units, retail units & creche/community building 1 no. Vehicular access/exits onto R725 Carnew Road and upgrading/improvement of Kilnahue Lane including provision of 2 no. Vehicular access/exits, with a new connection to existing foul and storm water services, underground attenuation tanks and all associated site works on a site of 15.3 hectares (37.8 acres).

Wexford County Council refused permission as the development was considered premature pending the upgrading to the Gorey wastewater treatment system.

4.2 Neighbouring Sites

Wexford Co. Council Ref. 2025/0741

P&B Redmond Developments Ltd applied for permission in June 2025 for Permission to construct a 56 unit residential scheme which will consist of the 4no. two-storey detached four-bedroom dwelling units, 40no. two-storey semi-detached three-bedroom dwelling units, 6no. ground floor terraced two-bed apartment units and 6no. first floor terraced two-bed apartment units on lands at Clonatin Lower/Goreybridge, Gorey Rural.

Further Information was requested by Wexford County Council in August 2025

Wexford Co. Council Ref. 2024/1284

Vormir Limited applied for permission in October 2024 for the removal of a single storey structure and the construction of 91 no. residential units on lands to the south of Clonattin Village in the townland of Goreybridge, Gorey, Co. Wexford.

Wexford County Council issued a notification to grant permission on the 14th March 2025.

Wexford Co. Council Ref. 2024/1267

Nonlah Developments Limited submitted a planning application in October 2024 for the construction of 46 no. residential units including 6 no. 3 bed houses and 40 no. 2 bed apartments.

The council granted permission on the 25th June 2025.

Wexford Co. Council Ref. 2022/1189

Shane Houlihan applied for permission in September 2022 for the construction of 89 no. residential units and a creche.

Wexford County Council granted planning permission in April 2023.

Wexford Co. Council Ref. LAC2110

Wexford County Council submitted a Part VIII application in December 2021 for the construction of 30 no. residential units on the site of the former St. Joseph's Primary School.

This application was granted on the 28th March 2022. Construction of this has not yet commenced.

An Bord Pleanála Ref. ABP 303813-19

AMIL Properties Limited submitted a Strategic Housing Development application to An Bord Pleanála in February 2019 comprising 297 no. residential units and a creche.

An Bord Pleanála granted planning permission in May 2019, and the development is currently under construction.

Wexford Co. Council Ref. 2020/0467

Trinity Homes Ltd. applied for permission in April 2020 for 83 no. residential dwellings, 300 Sq.M. single storey community football club clubhouse and allweather sports pitch and all associated site works. The residential dwellings consist of 3-bed 2 storey semi-detached and terraced houses, and 3 storey dwellings consisting of bed ground floor apartments and 3 bed duplex apartments above. Permission is sought for a total of 97 no. dwellings of which 83 no. dwellings, all-weather sports field and community clubhouse are subject to this application and 14 no. units previously granted permission (planning ref. 20180080).

Wexford County Council granted permission, subject to 22 conditions, in August 2020.



Figure 4 Locations of Recent Planning Applications

5. Planning Policy

5.1 The National Planning Framework 2040

The National Planning Framework (NPF) is the Government's high-level strategic plan for shaping the future growth and development of Ireland to 2040, in order to accommodate an estimated one million additional people.

The NPF was first published in 2018 (2018 NPD), and the first revision was issued in 2025.

The 2018 NPF states that between 2018 and 2040, an average annual output of at least 25,000 new homes will be needed nationally. The 2024 NPF increases this projection and states that 50,000 new homes will be required annually to 2040 to meet the projected population and economic growth.

The 2018 NPF estimates that the Southern Region, which includes Wexford, will have 340,000-380,000 additional people by 2024. The 2024 NPF expands on this projection, noting that 330,000 additional people are expected in the region, over the census 2022 levels.

Both the 2018 and 2024 NPF endorse a more balanced approach to growth to counter the current dominance of Dublin and the Eastern and Midland region by aiming to see a roughly 50:50 distribution of growth between the Eastern and Midland region, and the Southern and Northern and Western regions, with 75% of the growth to be outside of Dublin and its suburbs.

The Southeast is made up of the County towns of Carlow, Kilkenny, Waterford and Wexford. This area lends itself for

> *"Regional opportunities to leverage growth include national and international connectivity, especially via ports proximate to continental Europe, such as Belview and Rosslare-Europort,*

strengthening HEIs and further balanced employment and housing development in key settlements and county towns. This must be based on infrastructure and quality of life, rather than long distance commuting to Dublin, as is apparent in part of counties Carlow and Wexford in particular."

5.2 Regional Spatial & Economic Strategy for the Southern Region

The Regional Spatial & Economic Strategy (RSES) for the Southern Region sets out a 12-year strategic development framework for the Southern Region.

The RSES identifies Gorey as a "Key Town" that is a "strategically located urban centres with accessibility and significant influence in a sub-regional context". The RSES identifies Gorey as having the following attributes:

Strong national and international connectivity linking to Rosslare Europort, Dublin City and Airport, towns of County Wexford and Wicklow and the Eastern Economic Corridor;

Property solutions to facilitate economic development including the M11 Business Park/ Hatch Lab, Gorey Business Park and Ballyloughlan Business Park;

A strong vibrant town centre with renowned fashion retail, food and cultural services;

Recreational assets of Courtown Harbour and beaches, Marlfield House, attractive countryside, amenities, and good quality of life;

Affordable housing capacity on serviced lands within the town;

Wastewater treatment capacity capable of accommodating population and economic growth.

RPO 25 sets out the following objectives for Gorey:

a) To strengthen the role of Gorey as an economic driver, leveraging its strategic location and accessibility to Rosslare Europort / proposed connection to the Dublin -Belfast Eastern Economic Corridor (port, rail and road), build upon its inherent strengths including digital connectivity, skills, innovation and enterprise, tourism, culture and retail services;

b) To encourage and facilitate strategic employment development to allow Gorey Town to become more self-sufficient in terms of employment including development of opportunity sites and property solutions;

c) To strengthen 'steady state' investment in existing rail infrastructure and seek investment for improved infrastructure and services to ensure its continued renewal and maintenance to a high level in order to provide quality levels of safety, service, accessibility and connectivity;

d) To seek investment in sustainable transport measures through a Local Transport Plan to include a public transport hub/inter-change, new road bridges over the railway line (at Ballytegan and at Ramstown/ Knockmullen) and improved pedestrian and cycling infrastructure;

e) To improve the public realm and attractiveness of the Town Centre as a place to live, work and visit through key urban regeneration projects / environmental improvement schemes;

f) To support the delivery of the infrastructural (including education, amenity, social and cultural) requirements identified for Gorey to keep pace with population growth;

g) To support the delivery of the infrastructural requirements identified for Gorey subject to the outcome of the planning process and environmental assessments.

5.3 Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities 2024

The Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities 2024 advise that to achieve compact growth, it will be necessary to increase the scale of new buildings in our cities and towns:

Higher densities and taller buildings that exceed the traditional scale will be encouraged in central and accessible parts of our cities and large towns, particularly in large regeneration areas (subject to the protection of historic fabric, character, amenity, natural heritage, biodiversity and environmental quality).

Mid-rise medium density housing will have a critical role to play outside of the urban cores at accessible and intermediate locations, in combination with traditional housing; providing greater diversity in housing stock at all locations while supporting a critical mass of population that will make services, including public transport, more viable.

Section 3.3.3 of the Guidelines notes that for Key Towns, which are identified in the RSES, the key priorities are to plan for an integrated and connected settlement, to strengthen the town centres, to deliver sequential and sustainable urban extension at locations that are closest to the urban core

and are integrated into, or can be integrated into, the existing built-up footprint of the settlement.

In relation to Key Towns, such as Gorey, the Guidelines note that densities of 30dph to 50dph (net) shall generally be applied at suburban and urban extension locations of Key Towns and Large Towns, and that densities of up to 80 dph (net) shall be open for consideration at 'accessible' suburban / urban extension locations.

The Guidelines also advise a separation distance of at least 16 metres should be maintained between opposing windows serving habitable rooms at the rear or side of houses, duplex units and apartment units, above ground floor level. Separation distances below 16 metres may be considered acceptable in circumstances where there are no opposing windows serving habitable rooms and where suitable privacy measures have been designed into the scheme to prevent undue overlooking of habitable rooms and private amenity spaces.

5.4 Planning Design Standards for Apartments 2025

The Department of Housing, Local Government and Heritage issued the *Planning Design Standards for Apartments, Guidelines for Planning Authorities* in July 2025 which replace the *Sustainable Urban Housing: Design Standards for New Apartments* last issued in 2023.

The Guidelines provide polices relating to apartment mix, internal space standards, dual aspect ratios, and amenity spaces.

The Guidelines note that Local Authorities determine suitable locations for the provision of apartments, having regards to a broad description of proximity and accessibility considerations.

5.5 Design Manual for Urban Roads and Streets 2019

The holistic approach of the Design Manual for Urban Roads and Streets (DMURS) to understand and design the streets as part of the open space network was applied to the proposed development with the intention to promote sustainable transport and encourage social activities and active neighbourhoods.

The four design principles of DMURS are:

1. Connected Networks
2. Multi-Functional Streets
3. Pedestrian Focus
4. Multidisciplinary Approach

These design principles have been used as the pillars of the design of the proposed scheme.

5.6 Wexford County Development Plan 2022 – 2028

The Wexford County Development Plan (CDP) 2022-2028 establishes a hierarchical network of settlements in the County. The CDP identifies Gorey as a Key Town (as per designation within the RSES) which notes that it is an

important and thriving town which is well placed to accommodate additional economic growth and become more self-sustaining.

Gorey Town was the third largest town in the county in 2016 and provides a variety of functions including housing, employment, education, health care, retail, recreation, tourism and culture. The town continues to thrive and is a much sought after residential location considering its proximity to Wicklow and South Dublin. This strategic location offers immediate access to Dublin via the M11 and rail, leading to it becoming a commuter town with many of the town's resident's dependent on jobs outside of the county. However, the recently developed M11 Business Park, Ballyloughan Business Park and Gorey Business Park all offer solutions for economic development.

The CDP notes that the town is also well served by wastewater services due to the recent upgrade of the Courtown wastewater treatment plant. In this regard, the town can accommodate the additional population and employment growth to achieve its role as a regional economic driver.

To achieve Centres of Scale, the CDP Core Strategy allocates 40% of the growth to 2040 to Gorey Town.

The Census 2016 recorded a population of 9,822 in Gorey in 2016 and the CDP estimates that the 2024 population in Gorey will be 13,751.

Table 3-4 of the CDP allocates a population of 1,447 no. people, or 985 no. housing units, to Gorey Town. 296 no. of these housing units are to be delivered within the built-up area.

For the purposes of the Core Strategy, the CDP assumes a density of 35uph for Gorey town.

It is an objective of the CDP to ensure the Key Towns continue to be drivers of economic growth and prosperity for the 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.

Following this, it is also an objective of the plan 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 they will be located'*

> *'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, are serviced and linked with pedestrian and cycle lanes to well designed and located open spaces and nature and to the town or village centre and existing and planned services'*

Of particular importance to this site, the plan states:

> *'In order to maximise inner city and town centre population growth, there should, in principle, be no upper limit on the number of dwellings that may be provided within any town or city centre site, subject to the following safeguards:*
>
> - *Compliance with the policies and standards of public and private open space adopted by development plans or local area plans;*
> - *Avoidance of undue adverse impact on the amenities of existing or future adjoining neighbours;*
> - *Good internal space standards of development;*
> - *Conformity with any vision of the urban form of the town or city as expressed in development plans, particularly in relation to height or massing;*
> - *Recognition of the desirability of preserving protected buildings and their settings and of preserving or enhancing the character or appearance of an Architectural Conservation Area; and*
> - *Compliance with plot ratio and site coverage standards adopted in development plans or local area plans.*
>
> *For Outer Suburban/Greenfield sites, which are defined as open lands on the periphery of cities or larger towns whose development will require the provision of new infrastructure, roads, sewers and ancillary social and commercial facilities, schools, shops, employment and community facilities. Studies have indicated that whilst the land take of the ancillary facilities remains relatively constant, the greatest efficiency in land usage on such lands will be achieved by providing net residential densities in the general range of 35-50 dwellings per hectare and such densities (involving a variety of housing types where possible) should be encouraged generally. Development at net densities less than 30 dwellings per hectare should generally be discouraged in the interests of land efficiency, particularly on sites in excess of 0.5 hectares.'*

In terms of housing unit mix the CDP requires 25% two bed houses, 30% three bed houses, 30% four/five bed houses, and 15% to be allocated to any of the previous based on evidence of demand. The CDP notes that a deviation from this housing mix will be considered where local requirement and/or market evidence suggest that a different housing mix is required.

In terms of apartment unit mix, the CDP notes that the mix must be in line with the apartment guidelines.

The CDP notes that a '*need for one- and two-bedroom properties is particularly evident*'. This is reflective of the Housing Strategy which notes that 23.7% of households in Wexford are 1 person households and another 29% are two person households. In Gorey, there are 21% 1 person households and 28% 2 person households.

The CDP requires 15% public open space to be provided in a residential scheme. It also sets out a hierarchy of open spaces which includes Hub Parks, Neighbourhood Parks, and Pocket Parks.

- Hub Parks are the highest level of open space and will be located at strategic, accessible locations within a town.
- Neighbourhood Parks should be distributed so that most homes are within a 10-minute walk of them and they should be sufficient in size to be useful (c. 1ha to 2ha). These parks will account for c. 10% of the open space allocation in residential schemes and should be provided as a single space within the scheme.
- Pocket Parks account for the remaining 5% of the public open space allocation in a residential scheme.

Volume 2 Development Management Manual of the CDP provides standards for development.

Section 3.12.2 requires that 20% of all units in new residential developments are Lifetime Homes, suitable to accommodate or are adaptable to provide accommodation for people with disabilities and older people.

Table 3-4 provides minimise floor areas and private open space areas for dwellings. These standards are shown in Table 2 below.

Type of Unit	Houses	Private Open Space
One bed	50sqm	48sqm
Two bed	80sqm	55sqm
Three bed	92sqm	60sqm
Four bed or more	110sqm	70sqm

Table 2 Minimum Floor Area and Private Open Space for Dwellings (CDP Table 3-4)

The car parking standards are provided in Table 6-7, an extract of which is provided below. Table 6-8 notes that at least 5% accessible car parking spaces are required. Section 6.3.5 of the CDP requires that all residential off-street parking spaces are provided with one fully functional EV charging point and that at least 20% of non-residential spaces are equipped with EV charging points.

Type of development	Max. standard	Max. standard in town / village centre
House	2 per house	0

Apartment	1 per apartment	0
Creche / childcare	1 space per 4 children plus 1 space per employee	1 space per 10 children plus 1 space per employee

Table 3 Car Parking Standards

The CDP Bicycle parking standards are included in Table 6-10 of Volume 2. An extract of these standards is provided below. There is no specific requirement for creches. However, 'other developments' requires 1 cycle space per car parking space with 20% staff cycle parking spaces.

Location	Min. Number
Apartments/Duplexes	1 private secure bicycle space per bed space 1 visitor bicycle space per two housing units
Other Developments	1 bike space per car space, or 20% of employee numbers in general

Table 4 Bicycle Parking Standards

5.7 Gorey Local Area Plan 2017-2023

The Gorey Local Area Plan 2017 sets out the strategies and objectives which will guide the future development of the plan area. This LAP was due to expire in June 2023, but it was extended in 2022 for a period of 3 years and will therefore remain in effect until 2026, unless a new Local Area Plan is adopted beforehand.

The vision for Gorey town will be "*a high quality, green, well-connected town with a compact, walkable urban form. It will have a network of sustainable neighbourhoods that are socially inclusive and desirable places to live. Gorey Town will have high quality sustainable jobs, and it will be an attractive place to live in, to visit and to enjoy its high-quality public realm, its vibrant arts and culture and its bustling town centre and premier retailing services*."

Chapter 2 of the LAP outlines the specific housing objectives that will apply to new developments. Of particular note are:

Objective H03

To facilitate new residential development in accordance with the Core Strategy and to require physical, social and community infrastructure to be provide 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 provide. The required infrastructure which is identified on 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, playground/play facilities, parks and schools.

Objective H04

To require planning application for residential development 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 prevision. 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 proposed a positive relationship with adjacent existing and proposed development, including public open spaces and linkages.

Objective H05

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

- *25% two-bedroom 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 Council will consider 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.

The LAP states *'there is a demand for all types of housing - one- and two-bedroom units as well as three- and four-bedroom units.'*

It is also stated that '*Apartments may be considered at appropriate locations in the plan area on appropriate zoned land and where there is an identified significant demand for smaller units of accommodation'.*

The site is located on the boundary of the Gorey LAP and the majority of the site is zoned "Residential (R)" where it is an objective 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*."

A section of the site along the western boundary is zoned as Open Space and Amenity.

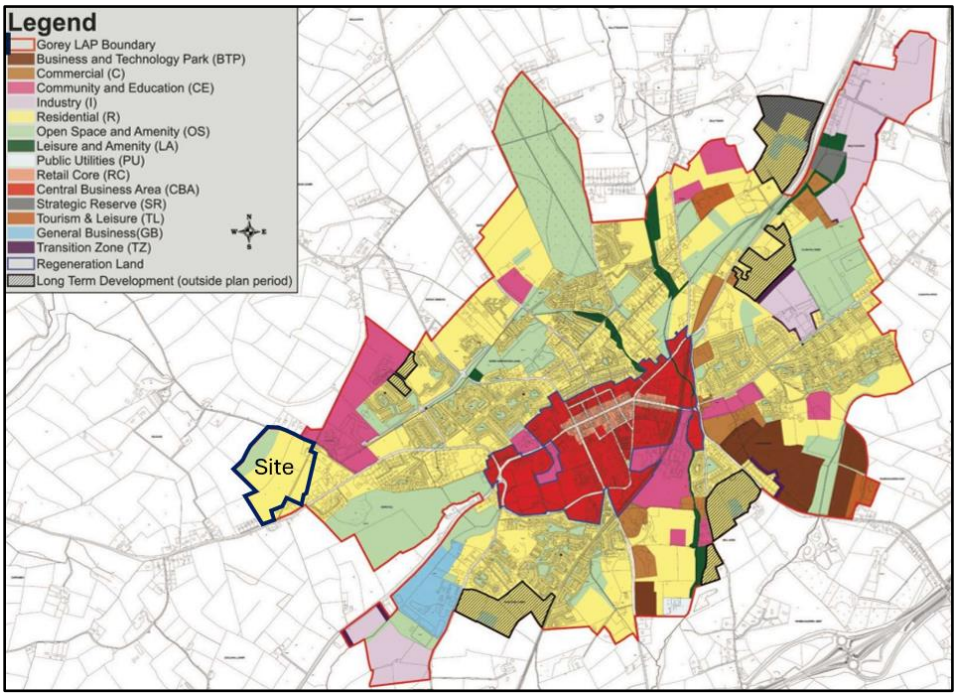

Figure 5 Gorey LAP Zoning Map (Gorey LAP 2017-2023)

The LAP is divided into five-character areas and a Neighbourhood Framework Plan (NFP) is included for each. The NFP sets out detailed urban design objectives and key components for each area.

The site is located within the Creagh NFP area which includes developed and undeveloped lands immediately north/ north-west of the town centre. The area extends from Kilnahue townland to Ramsfort Forest to the east. There are existing residential developments within this 'neighbourhood' including Creagh Woods, Newborough, Hunters Green, Cois Doire and Sean Doire. The landscape in the undeveloped areas remains rural in character.

The Key objectives for Creagh include:

> *To facilitate the design of new development areas using robust urban block structures with a presumption in favour of flexible building typology.*
>
> *To encourage a variety of building types and densities which reflect the function and hierarchy of routes and spaces in the area with the new avenues and focal spaces providing for greater continuity and scale of building form and the secondary streets and spaces providing for lower scale and density.*

The Creagh NPF outlines a Place Concept, Route Concept, Landscape Concept, and Key Development Sites for the area. The subject site is identified on these maps below.

The Place Concept plan identifies new urban blocks on the residential zoned area of the site with primary frontage on the Carnew Road to the south and the Kilnahue Lane to the north.

The open space zoned portion of the site is identified as a Neighbourhood Park. This area of the site is identified as Cr5.1 on the Key Development Sites map and the LAP notes that this 2.8ha parcel of land should provide a new local open space incorporating SuDS.

The Landscape Concept plan identifies two new tree lines through the site.

The Route Concept Plan identifies Carnew Road to the south as an existing main street and Kilnahue Lane to the north as a county road.

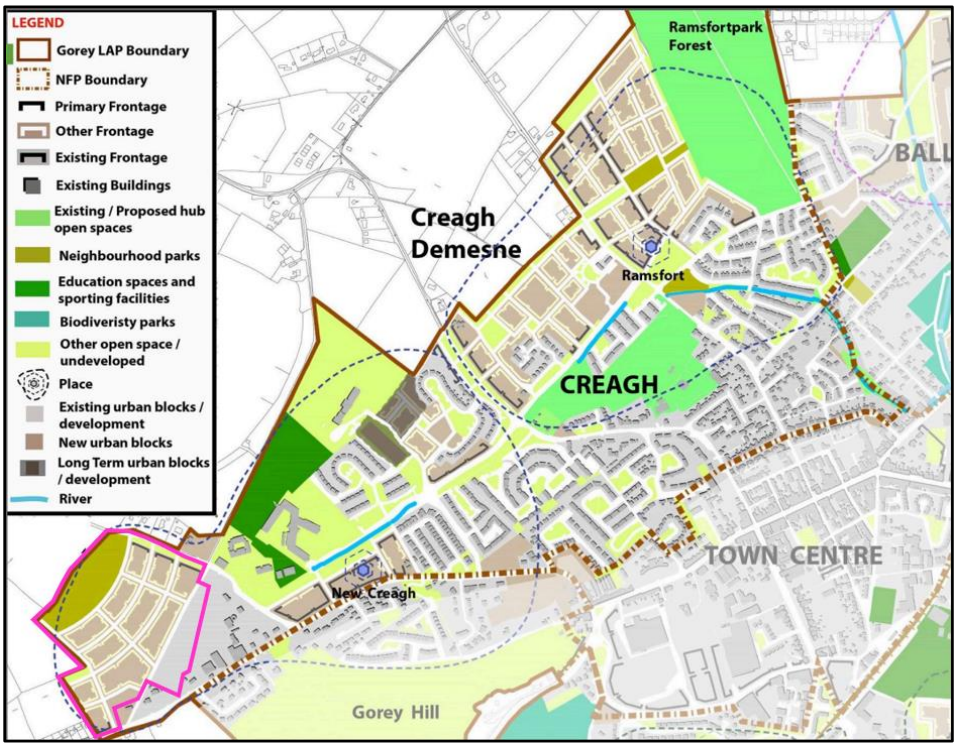

Figure 6 Site outlined in pink on Place Concept plan

6. Assessment

6.1 Compliance with Current Planning Policy

The proposed development is located on lands zoned for residential use and it is considered that the construction of the proposed residential units and the creche complies with the land use zoning for the site.

The layout provides large open spaces including a parkland area which is within the area zoned for open space to the north of the residential lands.

The proposed development comprises:

- 349 no. houses
- 64 no. apartments, duplexes and maisonette units
- 102 no. child creche

The proposed houses and apartments provide a mix of one-, two-, three-, and four-bedroom homes which will cater for a wide variety of households including individuals, couples, and families, as well as lifelong homes through accessible units catering for elderly and people with disabilities.

The developable area of 11.5ha has been determined based on the on the guidance set out in the 2024 Sustainable Residential Development and Compact Settlement Guidelines and excludes the land zoned open space, the existing public roads, and the creche. Please see the Housing Quality Assessment by Deady Gahan for further detail.

The proposed development will provide residential scheme with a density of 35.9 units/ha which is considered an appropriate density for this zoned site within a short walking distance of Gorey town centre and next to two primary schools and one post primary school. This density is in line with the CDP which assumes a density of 35units/ha for Gorey and will help to achieve the additional housing needed to support the growth of the town, as set out in the Core Strategy. The density is also in line with national objectives for compact growth and sustainable densities.

The proposed development includes 15% public open space within the residentially zoned lands in accordance with the requirements of the CDP. In addition to the 15% public open space, the scheme includes the development of zoned open space on the northern portion of the site. This will provide additional open space for both the proposed development and the wider community as envisioned in the Creagh Neighbourhood Framework Plan.

Appropriate separation distances are proposed between both the proposed homes internally within the scheme and with the existing adjacent dwellings, in line with the Sustainable Residential Development and Compact Settlement Guidelines.

It is considered that the proposed site layout provides a high quality residential scheme within line with the Creagh Neighbourhood Framework Plan which integrates with the existing pattern of development with connectivity through the scheme to the surrounding area.

6.2 Housing Mix

The proposal includes 413 no. residential as follows:

- 36 no. 1 beds (8.6%)
- 134 no. 2 beds (32.5%)
- 204 no. 3 beds (49.5%)
- 30 no. 4 beds (9.4%)

Of these 413 no. residential units, 56 no. are apartments, and all the apartments are accessible units.

The unit mix for apartments is broken down as following:

- 28 no. 1 beds (50%)
- 28 no. 3 beds (50%)

An additional 8 no. of maisonette units are proposed. All of the maisonette units are 1 bed and are accessible units.

The proposed apartment unit mix is in line with SPPR 1 of the 2025 Apartment Guidelines which note there is no restriction on unit mix for apartments.

The remaining 349 no. residential are provided as houses and have the following unit mix breakdown:

- 134 no. 2 beds (32.5%)
- 176 no. 3 beds (50.4%)
- 39 no. 4 beds (11.2%)

The 2022 Census shows that there are only 6.9% one-bedroom homes and just 23.6% two-bedroom homes. in the Gorey Urban Electoral Division. In contrast, there are 35.8% three-bedroom homes and 26.4% 4+ bedroom homes in the area.

In relation to houses, the CDP and LAP provide the following unit mix: 25% two bed houses, 30% three bed houses and 30% 4+bed houses. The remaining 15% is to be distributed to 2/3/4+ bed houses.

This suggests that 25% to 40% is acceptable for 2 bed houses, 30% to 45% is acceptable for 3 bed houses, and 30% to 45% for 4+bed houses.

While acknowledging the small household sizes and the need for one- and two-bedroom homes, the CDP does not include any requirement for 1 bed houses and has allocated the smallest proportion to two bed houses. However, both the CDP and the Gorey LAP both acknowledge that a deviation from this mix can be considered.

The proposed quantum of two bed houses is within the identified range and will provide the required smaller housing units that are required in the area. The quantum of three and four houses reflects the general demand for these homes and is just outside the identified ranges outlined in the CDP and LAP.

Overall, the proposed housing mix remains generally in line with the CDP requirements while also providing an appropriate mix of housing to cater for the local population and improving the variety of housing supply in the area.

6.3 Density

The proposed density of 35.9units/ha provides a sustainable and efficient use of the site.

This density is in line with the CDP which assumes a density of 35units/ha for Gorey and within the CDP's range of 35 to 50units/ha for outer suburban greenfield sites

In addition, the density is within the 30-50units/ha range set out in the 2024 Sustainable Residential Development and Compact Settlement Guidelines for suburban sites in Key Towns.

6.4 Childcare Provision

The 'Childcare Guidelines for Planning Authorities' establishes an indicative standard of one childcare facility per 75 dwellings in new housing areas. One facility providing a minimum of 20 childcare places is considered to be a reasonable starting point in this regard.

Based on the standard of 20 no. childcare spaces per 75 no. residential units, the proposed 377 no. residential units (excluding one-bedroom units) would require a creche with 101 no. childcare spaces. The proposed development provides a 102 no. child place creche, which complies with the Childcare Guidelines.

The proposed creche is located along the eastern boundary of the site, next to the proposed site entrance. A drop-off area has been provided and a total of 12 no. of parking spaces.

This is considered an appropriate location and that will be easily accessible to the future residents of the scheme.

6.5 Design Approach

The proposed development has been designed to provide high quality residential units that will contribute positively to Gorey and deliver much needed housing in Wexford. The proposed homes have been carefully orientated to minimise the use of cut and fill across the site and to minimise the steepness of roads and slopes throughout the scheme.

The site layout has been informed by the Creagh Neighbourhood Framework and has been designed to work with the site's unique characteristics and constraints including the site's steep topography, the existing boundaries, the hedgerows, the laneway through the site, and the ruinous buildings.

The permeability of the development has been carefully considered by providing a network of internal footpaths and pedestrian links within the scheme that connect to the existing road network. The historic laneway has also been incorporated into the scheme to pedestrian route maximising the number of existing trees and hedgerow that can be retained on this part of the site.

The proposed development has been divided into three distinct character areas. The building type and use of materials contribute to creating distinct

character areas within the site. These character areas are connected through a series of public open spaces that run through and provide cohesiveness throughout the scheme.

An Architectural Design Statement for the proposed development has been prepared by Deady Gahan Architects which provides a detailed overview of the design process and consideration of the feedback provided as part of the pre-planning consultation process with Wexford County Council.

6.6 Recreation, Amenity and Open Space

The CDP requires 15% open space to be provided as part of new residential developments with 10% of this area to be provided as a neighbourhood park and the remaining 5% provided as pocket parks throughout the development. This requirement has been achieved in the proposed site layout. Where possible, it has been proposed to integrate existing features within the site into the design and layout. This includes the existing ruinous buildings in the north-eastern corner of the site which have been incorporated into the open space scheme to provide a multi-functional space while respecting the local heritage. The historical laneway through the site will also be incorporated into the scheme providing an attractive walkway for residents – both existing and future.

The proposed development also facilitates the delivery of the zoned open space as envisioned in the Creagh NFP. This 'primary parkland' will provide a neighbourhood park for the broader Creagh area in addition to 15% of open space being provided on the zoned residential lands.

The proposed landscape plan provides a series of open spaces which has been integrated throughout the scheme providing amenity spaces for all ages with these spaces providing integrated seating, play along the war, kick about areas, a community hub and a looped pathway in the northern open space.

Simon Ronan Landscape Architecture have prepared a landscape strategy as part of this LRD application that details the biodiversity strategy and integrated open spaces being provided.

6.7 Infrastructure and Services

AKM Design Group have prepared a Civil Design Statement that is submitted as part of this LRD Application, which outlines the proposed storm drainage, foul drainage, watermain, and road network.

In terms of storm water drainage, the statement confirms that a SUDS-based drainage design is proposed which will maximise nature-based water management with a tiered approach to run-off management. Initial treatment and interception storage will be provided through a combination of permeable pacing in private driveways and swales with drainage cells underneath.

A Confirmation of Feasibility from Uisce Éireann was issued on the 1st May 2025 and is contained within Appendix C of the Infrastructure Report prepared by AKM and submitted with this application. This CoF notes that a

connection is feasible, subject to upgrades. AKM have included details of these upgrades in their report and these upgrades have been included as part of the proposed development.

The proposed internal road network has been designed in compliance with the recommendations of the Design Manual for Urban Roads and Streets (DMURS) and the TII Junction Design.

6.8 Traffic, Parking and Access

There are three proposed accesses into the site – one from the south along the Carnew Road (R725) and two from the north-east along Kilnahue Lane.

A right hand turning lane has been provided on the Carnew Road to the south, to prevent congestion, and it is proposed to widen Kilnahue Lane along the north-east to ensure safe access can be provided.

The internal street layout has been designed in line with DMURS and will provide a permeable and well-connected layout which will encourage walking as the main form of transport within the scheme.

NRB have completed a Traffic and Transport Assessment, including a DMURS Statement and Quality Audit. Please see their report for further details on the proposed access and internal vehicular routes.

Car parking is provided for the residential units, with one space provided for the two bed houses and apartments, and two spaces provided for the three and four bed houses. Car parking is provided in curtilage for the houses as much as possible.

In addition, there are 12 no. car parking spaces for the creche and 26 no. visitor spaces provided throughout the scheme.

There are three EV parking hubs provided throughout the scheme. Please see the report prepared by Kerrigan Consulting for further details.

Sufficient bike parking is also provided throughout the scheme with bike stores provided for the houses and apartments without direct access to their rear gardens, and amble visitor bike parking provided throughout the scheme.

Please see the Proposed Parking, Bin and Bike Strategy drawing (dwg. number: 24058/P/011) prepared by Deady Gahan Architects for further details on the bike parking.

6.9 Part V Proposal

Part V, S.96 of the Planning and Development Act 2000 (as amended) applies to this application, and a 20% Part V obligation applies to the site.

The proposal includes 20% Part V units as required. Please refer to the Part V Allocation Plan, drawing no. 24058/P/008 by Deady Gahan Architects for further information. An extract from this drawing is provided below.

In response to the S.32B feedback from Wexford County Council, the 20 % Part V proposal includes one and two-bedroom own door units which are

adaptable for people with a disability. The Part V allocation can be broken down as follows:

- 12 no. D1/D1C – 3 bed end townhouse
- 42 no. E1 – 2 bed townhouse
- 4 no. P1 – Maisonette
- 4 no. P2 – Maisonette
- 10 no. R1/R3/R4 – (Split Level) GF & FF 3 bed apartment
- 10 no. S1/S3/S4 – (Split Level) SF 1 bed apartment

The proposed development will provide 82 no. Part V units including the 28 no. adaptable units (c. 34%).

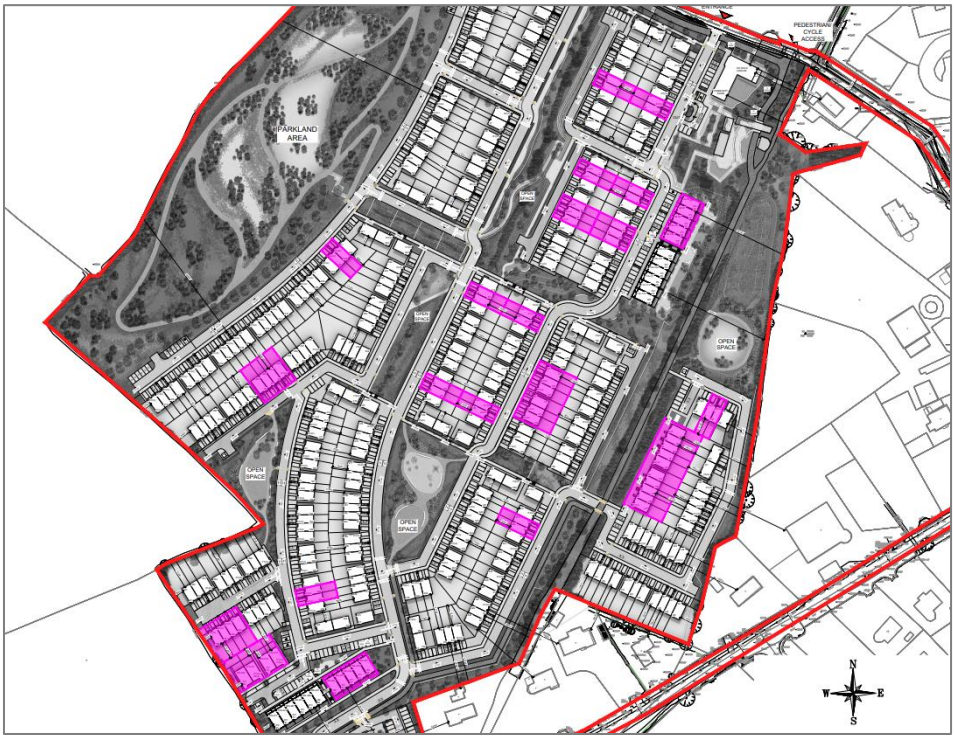

Figure 7 Extract from Part V Layout

6.10 Archaeology

There are no recorded archaeological sites within the site boundary and there three recorded sites within a 500m radius of the site area.

Archaeological testing was conducted within the site area in 2018 which revealed ten potential previously unrecorded subsurface archaeological features. This previous testing report recommended preservation by record.

There are no recorded protected structures, NIAH buildings of other historic buildings within the subject site or within 500m of the site. A small group of ruined vernacular buildings are located and site and in the previous EIAR these were deemed 'not to possess sufficient archaeological or historical merit to recommend their retention'.

Please see the Cultural Heritage chapter of the EIAR for further details.

6.11 Environmental Impact Assessment

In accordance with the Planning and Development Regulations 2001 (as amended) and current government and EU guidance, the Planning Authority must screen a proposed development for Environmental Impact Assessment (EIA) and decide whether the planning application for the proposed development does or does not require an Environmental Impact Assessment (EIA).

Schedule 5 of the Planning and Development Regulations 2001 (as amended) sets out a comprehensive list of project types and development thresholds that require a mandatory Environmental Impact Assessment. The subject lands fall within Part 2, Article 10 of the Regulations: Infrastructure Projects. Sub-sections (b)i and (b)iv would apply in this instance and provide that a mandatory EIA is required for developments which provide for:

> *(i) Construction of more than 500 dwelling units;*
>
> *(iv) Urban development which would involve an area greater than 2 hectares in the case of a business district,* ***10 hectares in the case of other parts of a built-up area,*** *and 20 hectares elsewhere.*

The site area of 19.4ha (gross) and 11.4ha (net) exceeds the 10ha threshold for an EIAR. An EIAR has therefore been prepared and submitted with this application.

6.12 Appropriate Assessment

Article 6.3 of the Habitats Directive 92/43/EEC requires that an Appropriate Assessment (AA) should be carried out where plans or projects may have a significant effect on the conservation objectives that would ultimately affect the integrity of Natura 2000 sites.

An AA Screening Report for the proposed development has been prepared by Altemar Marine and Environmental Consultancy and submitted with this application. This report concludes that no significant effects on Natura 2000 sites are likely as a result of the proposed development in combination with other projects. No in combination effects are foreseen.

7. Conclusion

The proposed development at Kilnahue, Gorey Hill, consists of 413 residential units, including a mix of detached and semi-detached houses, townhouses, and apartments, along with a crèche facility.

The site is well-located on zoned residential land with accessibility to Gorey town centre, nearby schools, and essential services. The layout incorporates significant open space, ensuring compliance with planning policy requirements for public amenity and sustainable urban growth.

The development aligns with national, regional, and local planning policies, including the National Planning Framework, the Regional Spatial & Economic Strategy for the Southern Region, and the Wexford County Development Plan. The proposed density of 35.9 units per hectare is appropriate for its suburban context, and the housing mix meets the requirements of the development plan. Infrastructure considerations, including road access, wastewater services, and childcare provision, have been addressed, ensuring the project supports a balanced and sustainable residential community.

An EIAR has been prepared and submitted with the LRD application.

Overall, it is considered that the proposed development represents a well-considered, sustainable residential scheme that will contribute to the growth and development of Gorey.