



James Lavin

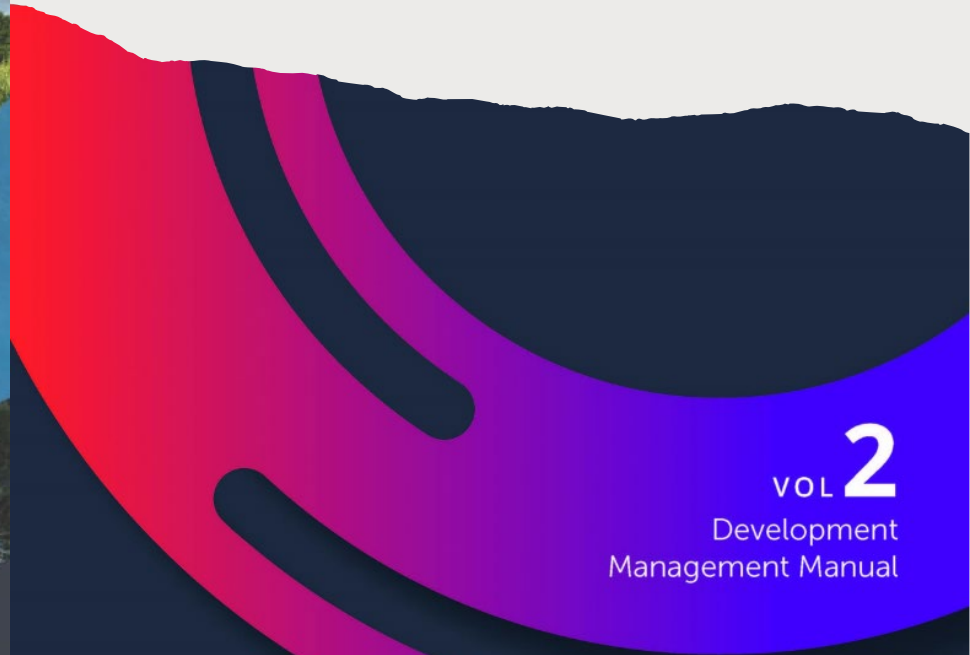
Senior Executive Planner  
Wexford County Council

New Development Plan Polices for Housing Estates



VOL **1**  
Written Statement

Wexford County  
**Development Plan**  
2022 - 2028



VOL **2**  
Development  
Management Manual

Wexford County  
**Development Plan**  
2022 - 2028

Wexford County Development Plan 2022 - 2028



Changes to  
Housing Estate  
Plan Policies

New Density Guidelines

Climate Change

Housing Crisis

Energy Crisis

Covid



**Objective SH01** 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.

**Objective SH02** 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, 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.

**Objective CA18** To require the provision of **Electric Vehicle charging point** infrastructure and solar panels (the latter where possible and practicable) within residential, commercial and mixed use developments

**Objective SH17** To require new residential schemes to comply with the **Urban Development and Building Height Guidelines** for Planning Authorities and the Specific Planning Policy Requirements set out therein where relevant and the considerations set out in Chapter 5 Design

### **Objective SH22**

To ensure that required physical and/or **social infrastructure** is provided either prior to or in tandem with new residential developments in the interests of the proper planning and sustainable development of the area.

**Objective TV26** All new development must be laid out in **connected streets**. While network design does not have to result in complete permeability for all modes of transport, open networks are generally considered as the most permeable but it is also desirable to encourage filtered permeability to provide routes specifically for pedestrians or for pedestrians and cyclists and/or public transport but not the private car.

**Objective TV32** To require a design approach which seeks to create self-enforcing **low speed environments** which incorporate elements that instinctively alter behaviour, thus reducing the need for more conventional measures. DMURS sets out a matrix of appropriate design speeds which reflect the route type and context and user priority

**Objective ROS2** To encourage the use of measures specifically designed **to enhance wildlife** in residential schemes such as holes left in boundary walls to allow for the passage of hedgehogs between gardens, the installation of bat and swift boxes and pollinator projects, native planting and wild areas and rewilding projects. The incorporation of wildlife information signage will be encouraged.

**Application of DMURS** To effectively communicate how the principles, approaches and standards of **DMURS** have been applied, all proposed developments, regardless of their scale, must be accompanied by documentation that provides a clear rationale for the project

**Design Statements** **A Design Statement** is a short document which enables the applicant to explain why a particular design solution is considered the most suitable for a particular site, especially for larger or more complex forms of development

<b>Type of Development</b>	<b>Maximum Standard</b>	<b>Town Centre or Village Centre</b>
<b>House</b>	2 per house	0
<b>Apartment</b>	1 per apartment	0



Sustainable Urban Housing:  
Design Standards for New Apartments  
Guidelines for Planning Authorities



Department of Planning, Planning and Urban Governance  
March 2018



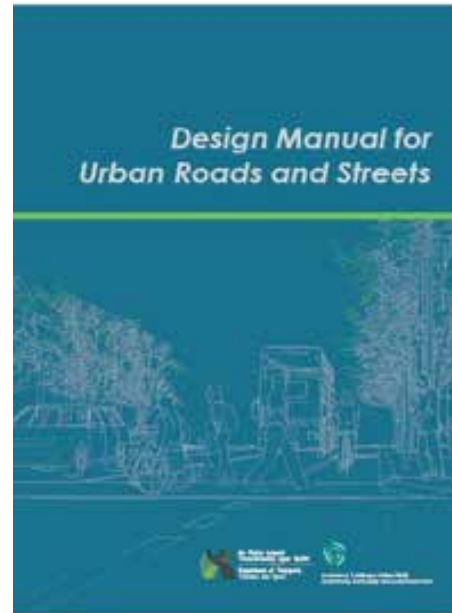
Urban Development  
and Building Heights

Guidelines for Planning Authorities

December 2018

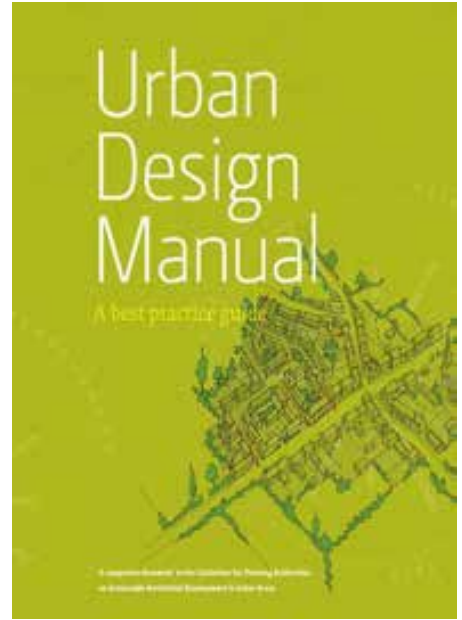


Prepared for the Department of  
Planning, Planning and Urban Governance



Design Manual for  
Urban Roads and Streets

Department of Planning, Planning and Urban Governance  
March 2018



Urban  
Design  
Manual

A best practice guide

Department of Planning, Planning and Urban Governance  
March 2018

# Planning Guidelines



# Basic Urban Design Concept

## **Vibrant,**

To ensure our towns and villages are self-sustaining places which are vital to vibrant, with appropriate services, jobs, amenities and community facilities

**Compact** - To ensure that development results in the efficient use of land, encourages walking and cycling

**Connected** - To ensure that future development has a coherent urban structure, is permeable and places people at the heart of the public realm.

**Design Quality** - To ensure that our towns and villages are attractive places to live and visit





# St. Waleran's Demesne

## Masterplan





# St. Walerans

- The 4.4 ha site is located in St. Walerans Demesne, Gorey Co. Wexford.
- Gorey is located in North County Wexford. It is sited immediately west of the M11 Motorway network.
- It lies approximately 52km from Wexford town and approximately 90km from Dublin City.
- It is designated a "Key Town" in the Southern Region Assembly area (RSES 2019)
- Gorey is one of the primary urban centres in the settlement Hierarchy of Wexford County
- Gorey has a population of 11,883 persons (2022)

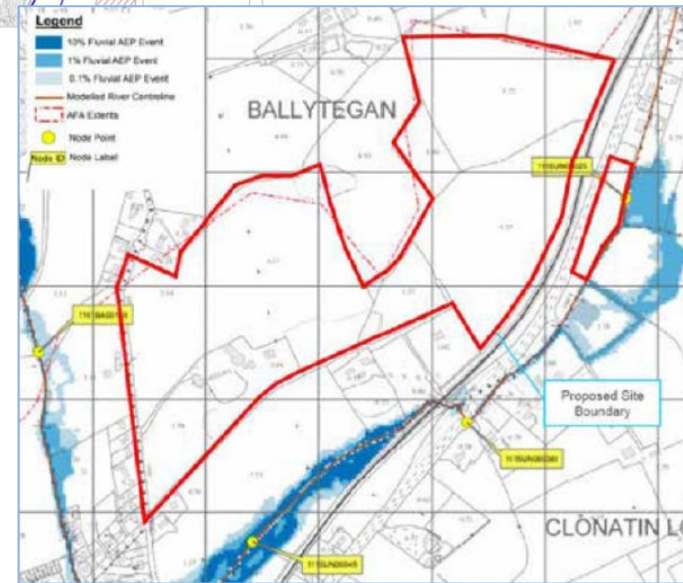
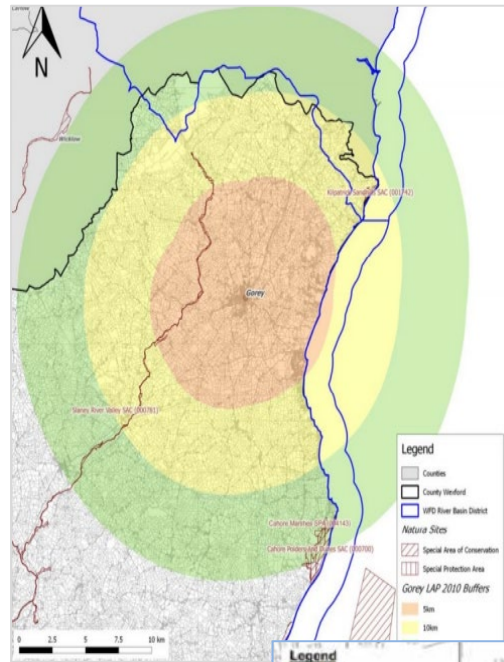


# Masterplan for St. Walerans

# Sun Path Analysis



# Possible Environmental, Archaeological Architectural & Flooding Constraints



# Landscape & Topography Analysis



Topographical Survey



[Home](#)  
 Southern Regional Assembly  
**Blue Green Infrastructure and Nature-based Solutions Framework**  
 Our Green Region

Tionól Ráigiúchais na Dúiche  
 Southern Regional Assembly

Blue Green City  
 Interreg Europe

ARUP

Rialtas na hÉireann  
 Government of Ireland

**Nature-based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas**  
 Water Sensitive Urban Design  
 Best Practice Interim Guidance Document

Prepared by the Department of Housing, Local Government and Heritage  
 gov.ie/housing

# Nature based SUD's





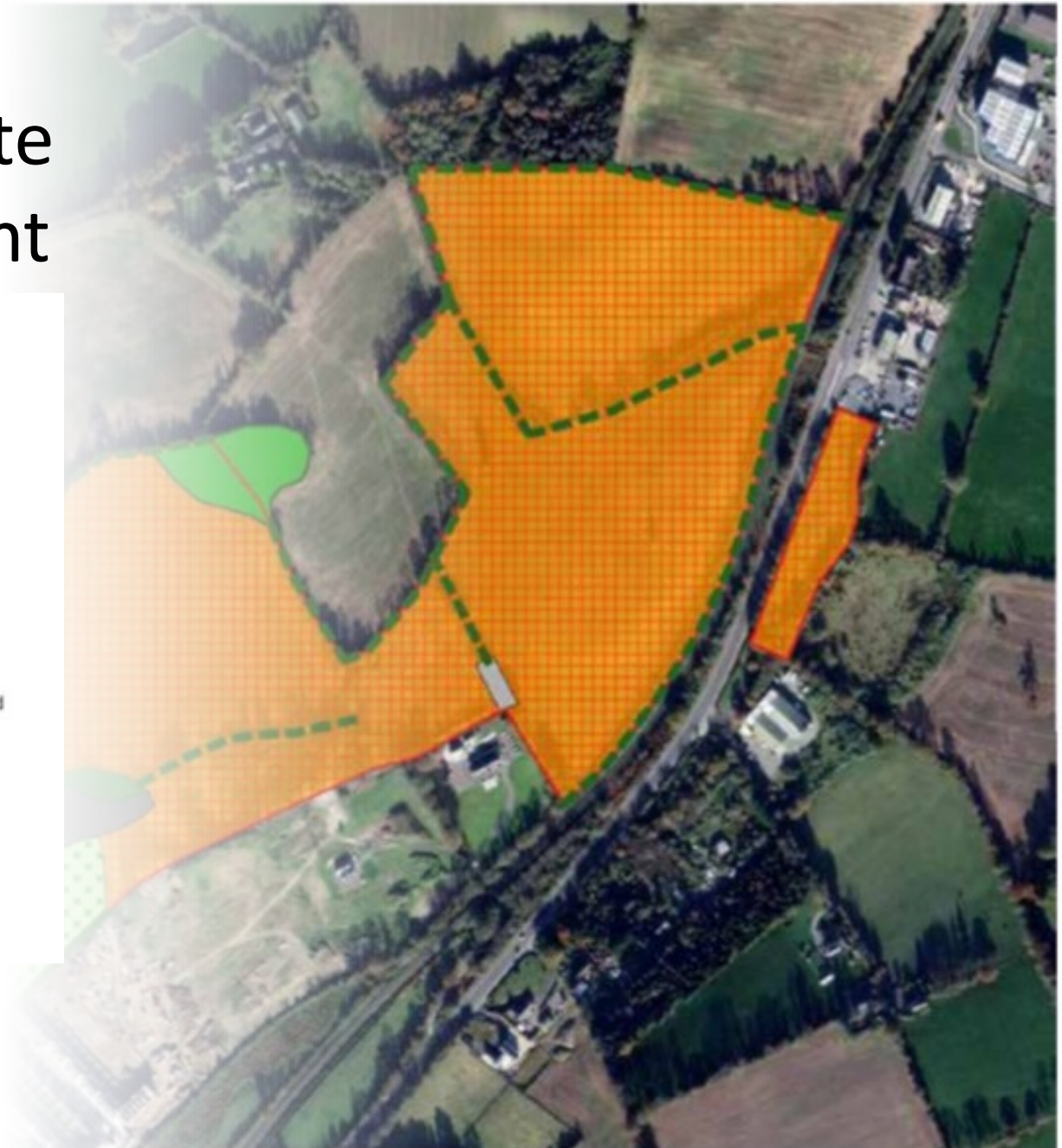


# Appropriate Assessment

## St. Waleran's Appropriate Assessment

Habitat Map  
March 2021

-  St. Waleran's Site Boundary
- Habitats
-  BL1 - Stone Wall & Other Stonework
-  BL3 - Buildings & Artificial Surfaces
-  GA1 - Improved Agricultural Grassland
-  WD1 - Mixed Broadleaf Woodland
-  WDS - Scattered Trees & Parkland
-  WL1 - Hedgerow
-  WL2 - Treeline



# Transport and Connectivity

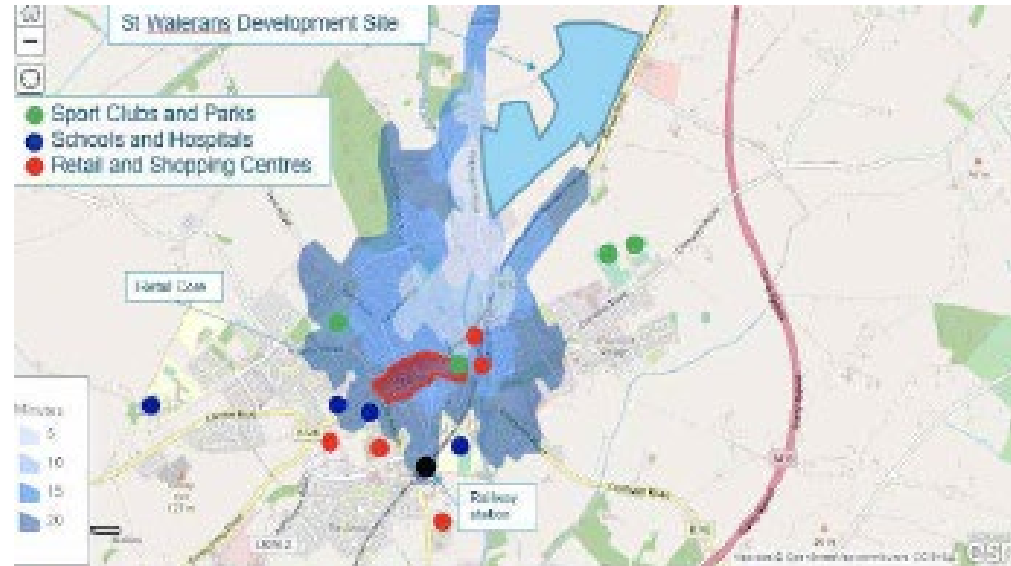


Figure 14 - Walking Isochrones

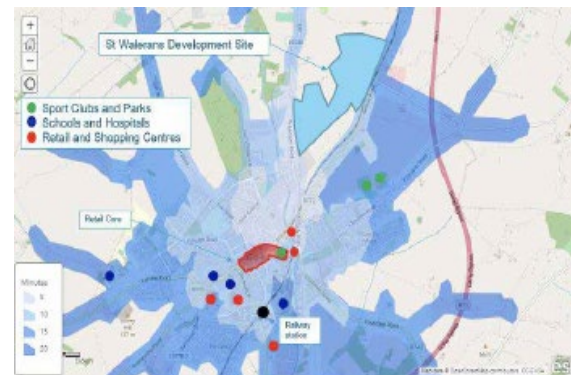
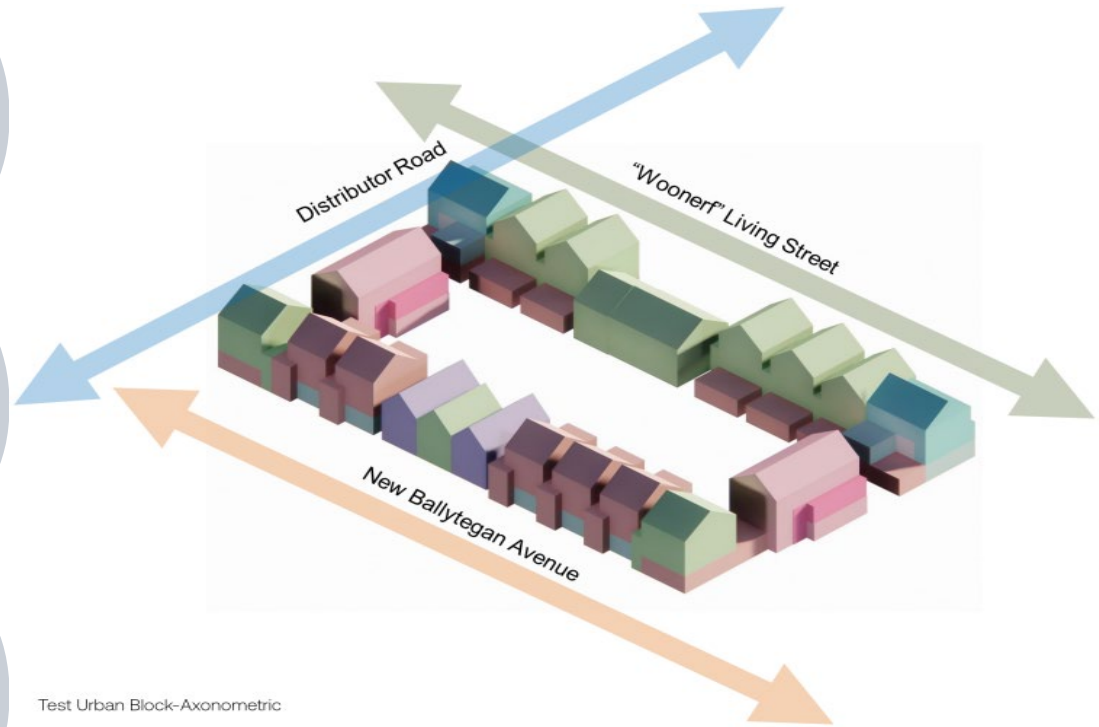


Figure 15 - Cycling Isochrones



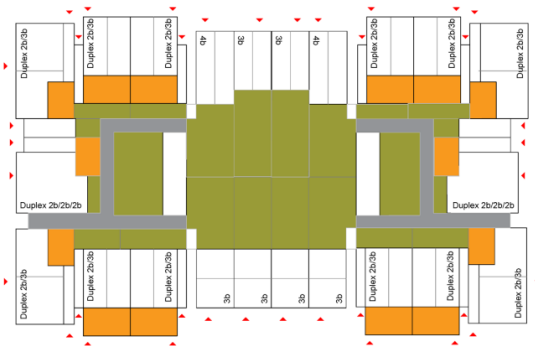
Figure 16 - Existing Road Network

# Urban Blocks



Test Urban Block-Axonometric

# Housing Mix



Duplex 1B/2B	10
Triplex 2B/2B/2B	6
Triplex 2B/1B/1B	6
Duplex 2B/3B	14
House 3B	4
House 4B	2
<b>BLOCK TOTAL</b>	<b>42</b>
1B	9 21%
2B	20 48%
3B	11 26%
4B	2 5%



# Site layout



# Materials & Finish



### Materials – Dwellings and Apartments

Contemporary materials of Platinum/Buff brick, coloured render, coloured clad screens, ppc aluminium windows and doors and metal clad entrance canopies





- St. Walerans



Not New

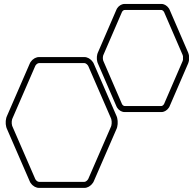




# Emerging Issues



Bin Blight



# Similar housing type



# Roads that encourage speeding





Thank You