

## Gorey South: Neighbourhood Framework Plan

### Area Description

The Gorey South NFP area includes a combination of developed and undeveloped lands immediately south of the town centre. The area stretches from The Gallops development at the R772 to the west, to undeveloped lands at the R742 (Courtown Road) to the east. Existing residential developments include The Paddocks, Ramsgate Village and Meadowgate. Other significant uses include Gorey Business Park, Knockmullen retail warehouse complex, The Amber Springs Hotel and Gorey Community School. There are a number of significant zoned and undeveloped parcels of land dispersed across the NFP area (see Figure 22).

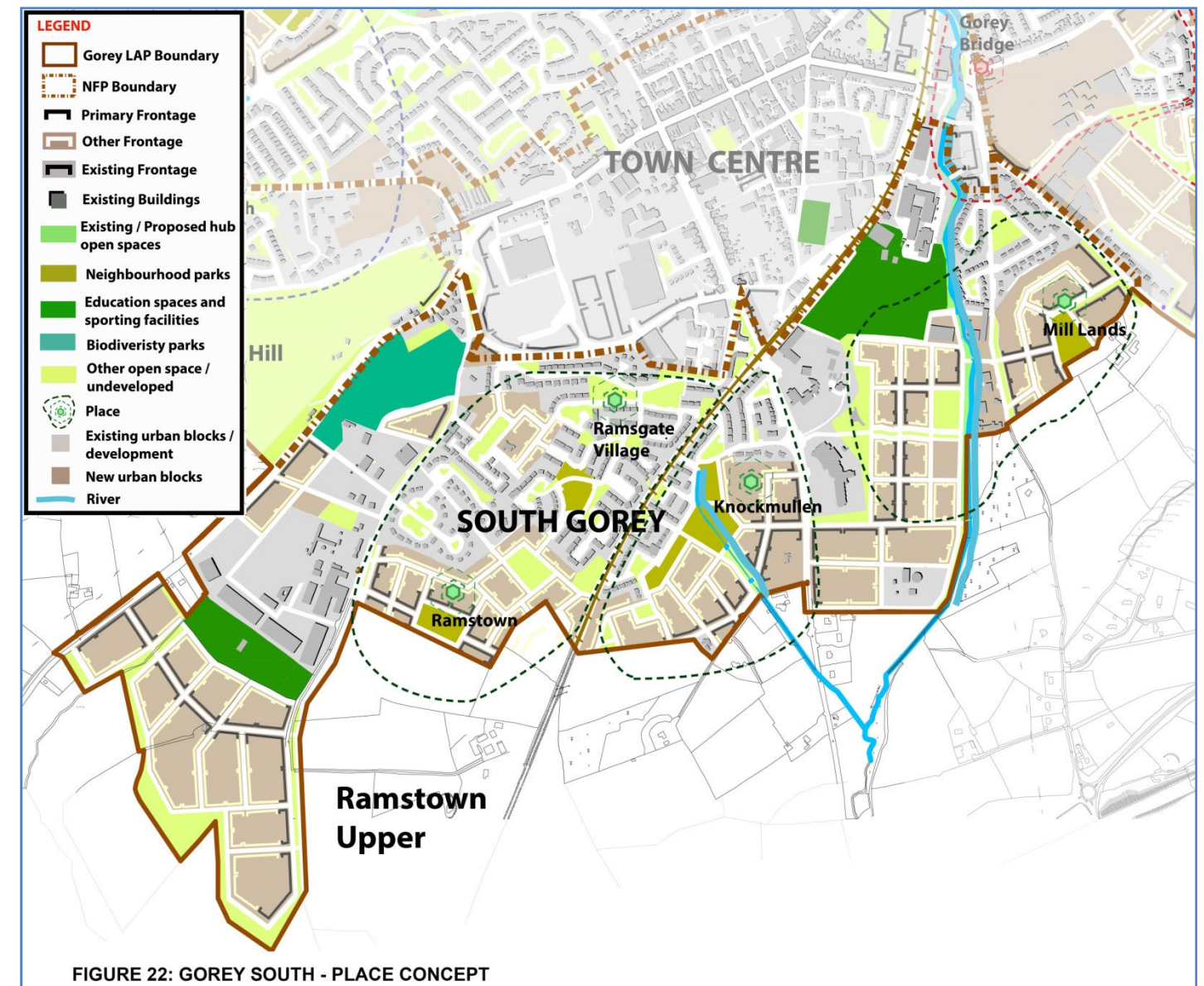
### Area Analysis

The topography of the area is relatively flat, with minor undulations. The Banoge River runs from north to south through the eastern parts of the NFP area. Existing development is suburban in character, comprising mainly housing estates of semi-detached and terraced housing. These estates are extensive in nature, and are designed using a 'dendritic' and relatively complex layout dominated by cul-de-sacs and courtyards, with few streets or larger open spaces. These developments are also notable in that they provide low levels of permeability within the development and little or no connection to surrounding areas and development. Poor connections from the NFP area to the town centre present a significant issue for accessibility, particularly for pedestrian and cyclists. Potential locations where permeability can be improved are shown in Figure 23. The area is currently lacking orbital connections between the existing country roads to the town centre. The railway is a significant barrier to movement in the area as there are currently no pedestrian, cycle or road crossing south of the town centre.

There are few local services such as childcare, GP, pharmacy or local shop in the built up areas, although it should be noted that the town centre mixed use area adjoins the northern boundary of the NFP area. The landscape in the undeveloped areas remains rural in character, comprising small paddocks, many of which have mature hedgerow and tree stands. The existing country roads are notable in this respect. There are also attractive landscape settings around large country houses such as Millmount House and Westmount House. These, along with Gorey Union Workhouse and Ramsgate House (dilapidated), are protected structures of regional significance.

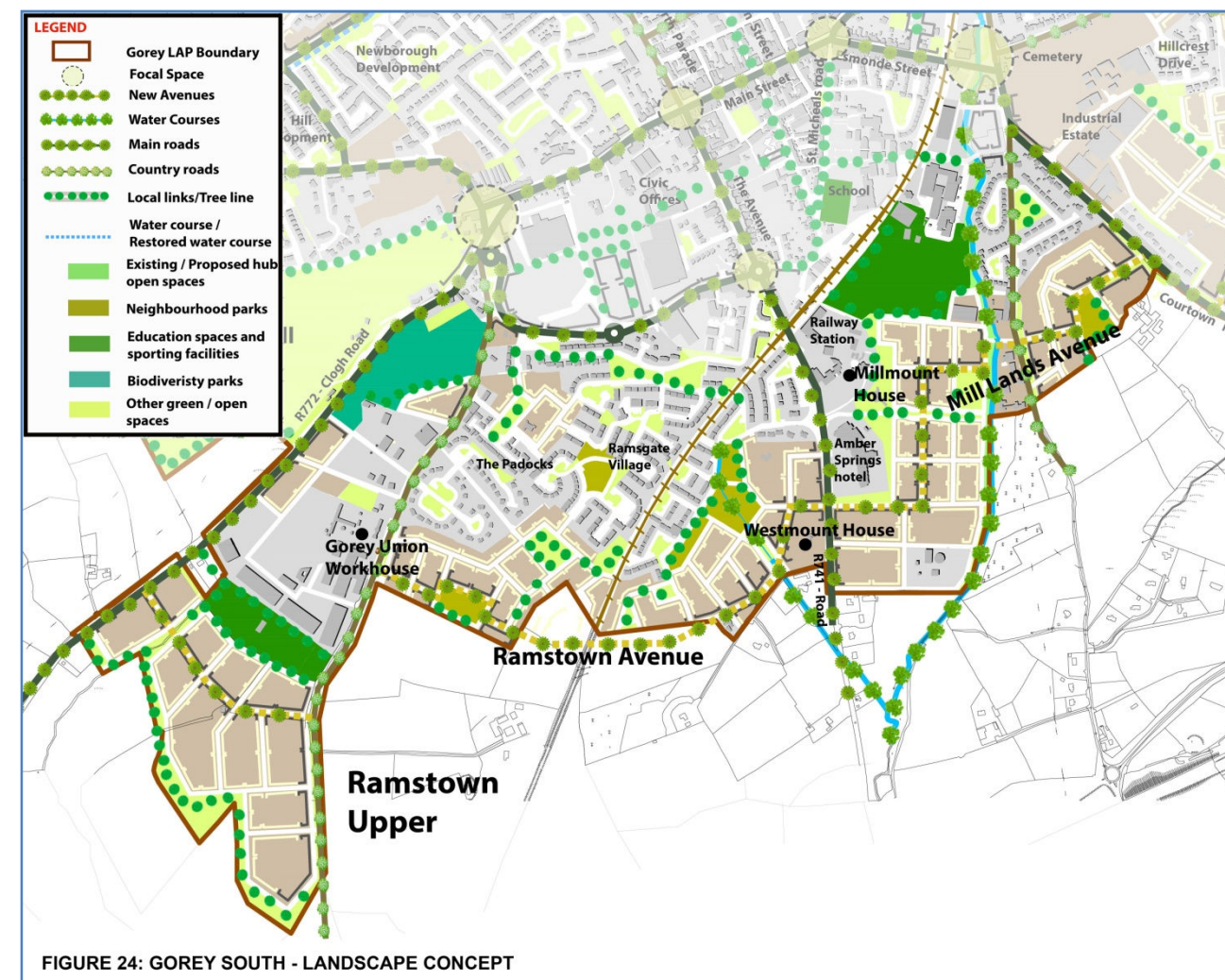
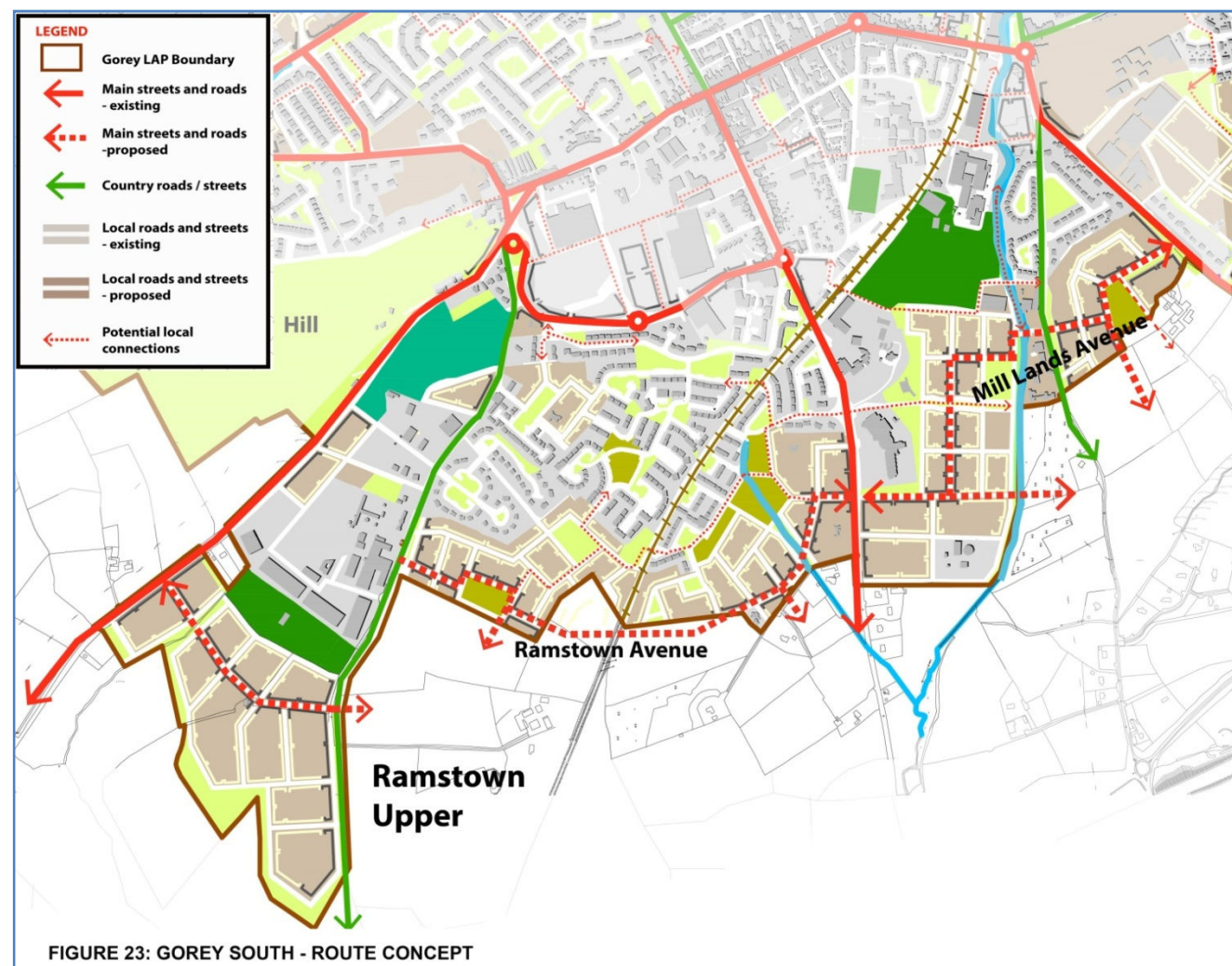
### Development Approach

The NFP is based around three concepts; 'place concept', 'route concept', and 'landscape concept' (see figures 22, 23 & 24). Key Objectives and Key Components are identified in Table 15 and Table 16 on page 25 in order to assist in the delivery of a sustainable neighbourhood in the tables below. Key development parcels and infrastructure required for the successful delivery of each area are outlined in Table 17 and Figure 25 on page 26. The NFP should be read in conjunction with Section 3 Urban Design Strategy and Section 4 Access and Movement Strategy.



\*\*'Place' on legend synonymous with Local Community Space





**Table 15 - Key Objectives**

1. To provide new local community spaces for the main development areas.	2. To provide new orbital connection through the NFP area connecting the country roads/green routes (Gorey South Avenue), including provision for a new railway crossing supported through the Development Contributions Scheme.
3. To provide new connections between existing and new developments in selected locations to address issues of poor local level access and permeability.	4. To enhance the current role of the country roads as green routes, by retaining established landscape features and adding new pedestrian and cyclist facilities.
5. To require more attractive, functional and permeable street and space layouts in 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 (Department of Environment, Community and Local Government, 2013).	6. To provide a new connected green infrastructure of local corridors and hubs, especially along the Banoge River and to provide for improved quality and connectivity of biodiversity, amenity (including a neighbourhood park and play areas), local water management along the corridors and within and adjoining the hubs.
7. To respect and reflect protected structures and important and locally distinctive landscape features such as tree lines and field boundaries in the new urban structure	8. 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 community spaces.
9. To facilitate the design of new development areas using robust urban block structures, with a presumption in favour of a perimeter block typology.	10. To encourage a variety of building types and densities which reflect the function and hierarchy of routes and spaces in the area. The new avenue and focal spaces should provide for greater continuity and scale of building form and the secondary streets and spaces providing for lower scale and density.
11. To prepare an overall design framework for the rationalisation of Gorey Business Park in order to enhance its visual appearance and overall quality.	

**Table 16 - Key Components**

1. A new connecting avenue (Ramsfort Avenue and Mill Lands Avenue) for the area, connecting all new community local spaces and existing country roads in the area.	2. To make provision for a new pedestrian, cycle and road bridge over the railway, immediately south of the current zoned area at Ramsfort/Knockmullen, as part of the future completion of Ramsfort Avenue (This will be subject to more detailed planning and design).
3. Development of the Banoge River corridor as a green infrastructure corridor. (see Figure 24)	4. New green routes at Ramstown and Mill Lands country roads, including new pedestrian and cycle facilities.
5. New local community spaces at Ramsfort, Knockmullen and Mill lands. These will comprise new open spaces enclosed by mixed residential typologies such as townhouses and apartments and including local services and local community facilities (e.g. childcare/local health facilities/GP/pharmacy, local shop and live-work).	

### Capacity and Delivery

The NFP area comprises approximately 120 hectares. There are a number of key development parcels in Gorey South ranging between 0.8 and 18 hectares in size and totalling approximately 65 hectares (see Figure 25). These sites will be developed mainly for residential and community uses in line with the plan zoning. These may be the subject of more detailed site briefs.

The framework plan makes provision for Key Infrastructure such as the new avenue, main roads and streets and new local community spaces (this typically lies within the range of 15 and 25% of the total parcel area). Key Infrastructure is identified in Table 17 and Figure 25 on page 26 and shall be delivered in tandem with development. All Local Area Plan and County Development Plan development management standards around layout, open space, car parking and local infrastructure and services will need to be satisfied in new proposals.



Table 17 - Key Infrastructure

Area	Parcel	Item	Item No.	Description	Dimensions
Gorey South	GS1	New avenue	GS1.1	New tree-lined avenue, incorporating SUDS.	500m
	GS2	N/A	N/A	N/A	N/A
	GS3	N/A	N/A	N/A	N/A
	GS4	Open space	GS4.1	New local open space incorporating SUDS.	0.2ha
	GS5	New avenue	GS5.1	New tree-lined avenue incorporating SUDS	430m
		Local community space and community centre	GS5.2	New local open space incorporating SUDS.  Multi-purpose local community civic centre including recreational, health, education and local enterprise incorporating SUDS	0.5ha  Centre incorporated into surrounding urban block/s
		Open space	GS5.3	Local open space incorporating SUDS	0.5ha
		Open space	GS5.4	Local open space incorporating SUDS	0.3ha
		Bridge	GS5/6.1	Vehicular, cyclist and pedestrian rail bridge linking GS5-GS6.	Subject to design.
	GS6	New avenue	GS6.1	New tree-lined avenue incorporating SUDS.	260m
		Open space	GS6.2	Local open space incorporating SUDS.	0.3ha
		River corridors	GS6/7.1	Multi-functional river corridor.	0.8ha
		River bridge	GS6/7.2	Vehicular, cyclist and pedestrian bridge linking GS6 to GS7.	15m
		River bridge	GS6/7.3	Vehicular, cyclist and pedestrian bridge linking GS6 to GS7.	15m
	GS7	New avenue	GS7.1	New tree-lined avenue, incorporating SUDS.	220m
		River corridors	GS7.2	Multi-functional river corridor.	0.3ha
			GS7.3	New local open space incorporating SUDS. Multi-purpose local community civic centre including recreational, health, education and local enterprise incorporating SUDS.	

	GS8	New avenue	GS8.1	New tree-lined avenue, incorporating SUDS.	740m
		Local community space	GS8.2	Local open space incorporating SUDS.	1.5ha
		River bridge	GS8.3	Vehicular, cyclist and pedestrian bridge.	15m
		River corridors	GS8.4	Multi-functional river corridor.	0.3ha
	GS9	New avenue	GS9.1	New tree-lined avenue incorporating SUDS.	405m
		Local community space and community centre	GS9.2	New local open space incorporating SUDS. Multi-purpose local community civic centre including recreational, health, education and local enterprise incorporating SUDS.	0.6ha. Centre incorporated into surrounding urban block/s

