

COMMUNITY & SOCIAL INFRASTRUCTURE AUDIT



Proposed Strategic Housing Development
on Lands at Kilnahue & Gorey Hill,
Carnew Road & Kilnahue Lane,
Gorey, Co. Wexford

Applicant: Gerard Gannon Properties

March 2022

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1.0 INTRODUCTION

Downey, Chartered Town Planners, 29 Merrion Square, D02 RW64, have prepared this Community and Social Infrastructure Audit, on behalf of the applicant, Gerard Gannon Properties, to accompany a planning application for a proposed Strategic Housing Development on lands at Kilnahue & Gorey Hill, Carnew Road & Kilnahue Lane, Gorey, Co. Wexford.

The proposed development subject to this SHD application provides for construction of 421 no. residential dwellings, comprising of 133 no. houses, 228 no. apartments, and 60 no. duplexes. The proposed development also provides for 1 no. childcare facility, 2 no. community rooms and 2 no. retail units, a large parkland and numerous pocket parks across the subject lands, car and cycle parking spaces, and all associated ancillary site development infrastructure, works necessary to facilitate the development.

This document outlines the range of services and facilities that are available within the surrounding area of the subject site and discusses their capacity to accommodate the proposed development. As stated in the Wexford County Development Plan 2013-2019 in relation to the development of sustainable communities, *“the provision of accessible community facilities contributes to quality of life and the sustainable development of an area. Apart from housing and employment opportunities, sustainable communities require the provision of and access to a range of support infrastructure in the areas of education, childcare, health and community support services, recreational and leisure facilities and a good quality built environment. Communities also require opportunities to meet and interact, all essential prerequisites to the evolution of a sense of place and belonging.”*

2.0 SITE LOCATION & DESCRIPTION

The subject site is located to the west of Gorey Town Centre between the Kilnahue Lane and Carnew Road (R725) from the town. The application site is currently a greenfield site and extends to approximately 15.3ha (19.17 ha in area when including the off-site upgrade works).

The site is bounded by Kilnahue Lane to the north, the eastern boundary abuts a number of greenfield lands that abut one-off residential dwellings which front Carnew Road (R725). A section of the application site fronts the Carnew Road to the south-west. Agricultural farmland bounds the subject site along its western perimeter boundary.

The surrounding area is characterised by detached dwellings on single plots, as well as smaller-scale residential developments in a variety of designs and layouts, particularly along Carnew Road, the R725. The site slopes gently from west to east, towards the town and from north to south. The site's boundaries comprise of native hedgerows with a number of trees interspersed throughout.

Residential development in the immediate vicinity generally consists of detached dwellings. Kilnahue Lane is a local access road serving a number of detached houses, two primary schools and a motor service unit. It has a footpath and a cycle path along its northern side for approximately 300m from the junction with Carnew Road which provide access to the schools. Carnew Road is a recently upgraded regional road. From the junction with Kilnahue Lane it has a footpath and cycle path for the

first 80m of its northern edge. Beyond this a footpath continues on its southern edge. A 50 kph speed limit applies in this general area.

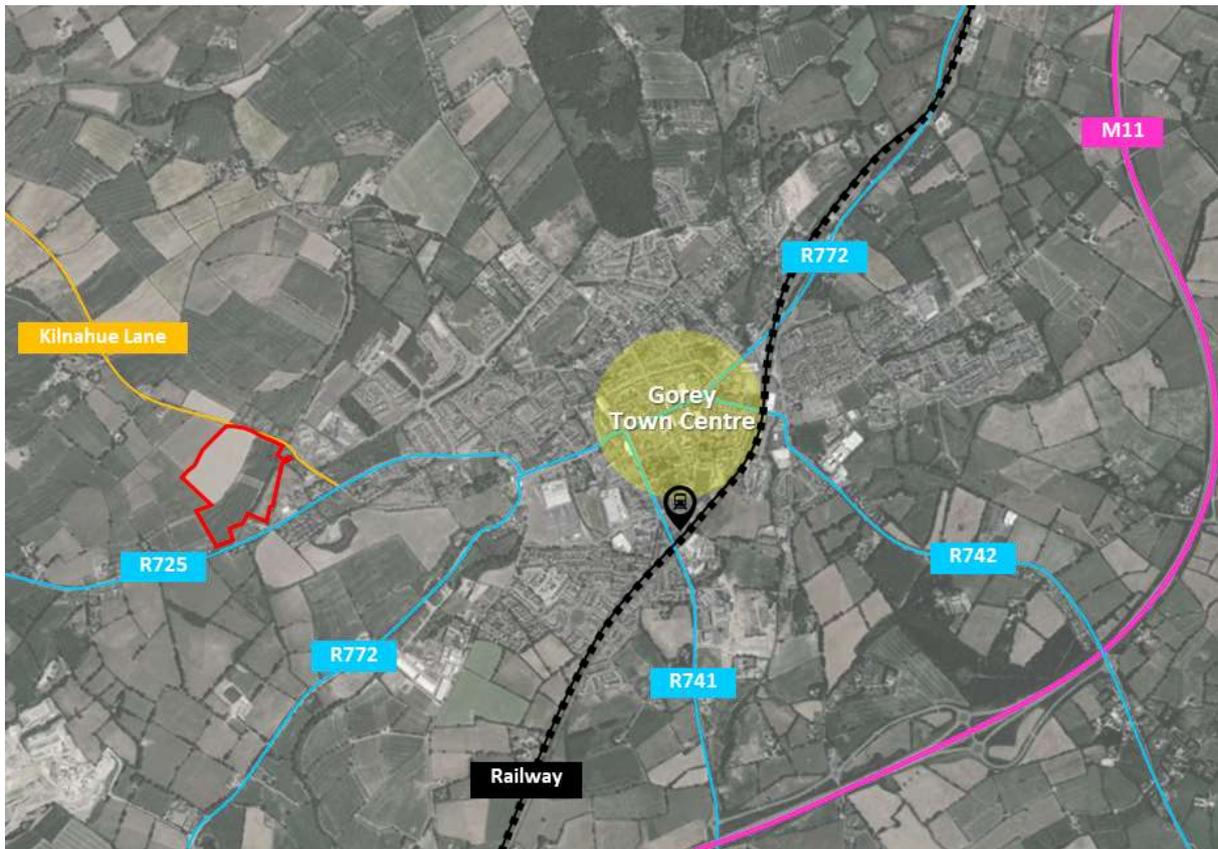


Figure 1. Aerial View of the Location of the Subject Site (approximate boundaries of the subject site outlined in red)

3.0 DESCRIPTION OF PROPOSED DEVELOPMENT

Gerard Gannon Properties intend to apply for planning permission for a Strategic Housing Development on lands at Kilnahue & Gorey Hill, Carnew Road & Kilnahue Lane, Gorey, Co. Wexford. The development will consist of a total of 421 no. residential units including 133 no. houses (115 no. 3 beds and 18 no. 4 beds), 228 no. apartment units (76 no. 1 beds, 145 no. 2 beds, and 7 no. 3 beds), 60 no. duplex units (4 no. 1-bed apartment units, 26 no. 2-bed apartment units, and 30 no. 3-bed houses), all with associated car parking and bicycle parking spaces, a multi-purpose building comprising of 2 no. retail units and 2 no. community rooms, and 1 no. childcare facility.

It is important to note that the subject site is located 2km to the west of the railway station, west of Gorey Town Centre between the Kilnahue Lane and Carnew Road which leads from the town centre. Given that the Gorey Town Centre is characterised as a vibrant centre, the subject site benefits from its proximity to the existing amenities, and enjoys a wide range of services required to facilitate the proposed residential dwellings and can serve the residential development proposed as part of this application.

4.0 REQUIREMENTS FOR A COMMUNITY & SOCIAL INFRASTRUCTURE AUDIT

This document outlines the range of services and facilities that are available within the immediate vicinity of the subject lands and discusses their capacity to accommodate the proposed development. This Audit outlines the current level of community and social infrastructure in the area, including schools, childcare facilities, recreation, and retail provision. It is viewed that the Community & Social Infrastructure Audit is required under the following criteria:

- 1) Section 18.10.6 “Local Facilities” of the Wexford County Development Plan 2013-2019 (as extended) it states that, “The Council may require housing estate developments, especially in some of the smaller settlement areas, to submit a report that provides an assessment of the likely impact of their development in relation to (amongst others):
 - The need for community/health facilities,
 - Accessibility to community facilities and services,
 - Public transport facilities and services,
 - Crèche/ childminding facilities,
 - Educational facilities and provision, and
 - Recreation and sport facilities and provision.

- 2) Section 2.5 of the Gorey Town and Environs Local Area Plan 2017-2023 states that the provision of “Social Infrastructure” is necessary for the development of sustainable communities where the primary aim is to provide a service, promote community cohesion and community identity and in doing so combat social isolation and alienation.”

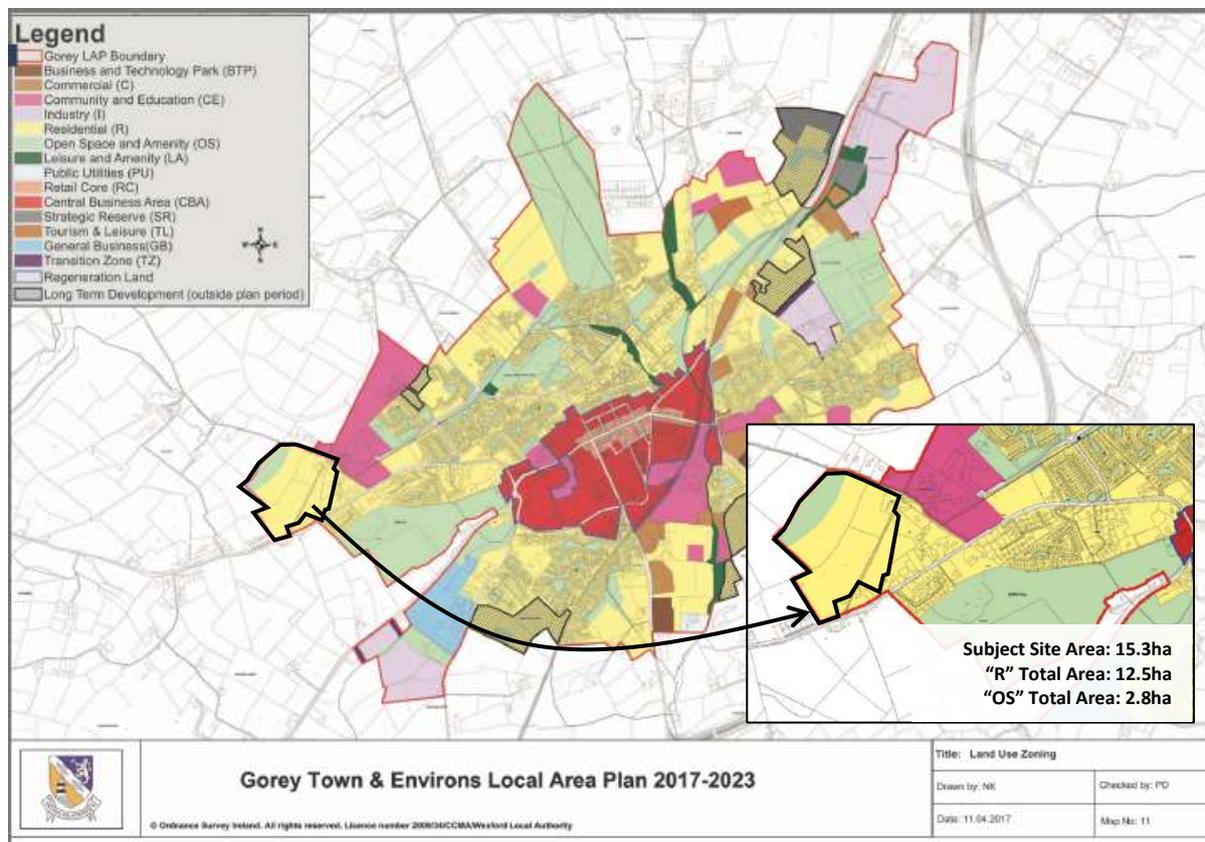


Figure 2. Land Use Zoning Map Extracted from the LAP (application site outlined in black)

Under the current Gorey Town and Environs Local Area Plan, the majority of the lands are zoned as “R - Residential” zoning objective, however, a portion of the lands located along the north-eastern boundary of the site is zoned as “OS - Open Space & Amenity” zoning objective. Outlined in the LAP, these zoning objectives seek the following:

“R - Residential Zoning 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.

OS - Open Space & Amenity Zoning Objective: To protect and provide for recreation, open space and amenity areas.”

Outlined in the LAP, the primary purpose of “R - Residential” zoning objective is *“to provide for new residential development and associated uses. While housing is the primary use in this zone, recreation, education, childcare facilities, community buildings, sheltered housing and local services will also be considered subject to the preservation of neighbouring residential amenity”*.

In relation to “OS - Open Space & Amenity”, primary purpose of this objective is *“To retain and protect all existing open spaces, both passive and active”*.

Set out under the “Land Use Zoning Matrix” provided in the adopted LAP, the proposed development comprising of 421 no. residential units, 1 no. childcare, as well as 2 no. multi-purpose community rooms, 2 no. retail units, and a large parkland with a number of pocket parks is permitted in principle under Zoning Objectives “R” and “OS”, and is therefore in accordance with the zoning objectives and the necessary social and physical infrastructure for the area.

Furthermore, the proposed development is designed to cater for a range of potential future residents with a demographic profile comprising of all age groups, assuring it is sustainable, adaptable, and flexible for their future needs, be it, single professionals, young couples, small young families, older families, the elderly, those looking to downsize, etc. As previously described, the proposal also provides a wide variety of housing types and sizes, with a mix of units which cater for the diverse housing needs in the area.

As per the Transport and Traffic Assessment results, it is known that the subject lands are serviced by sufficient road capacity to accommodate the new community, which is in keeping with Development Plan’s objectives where a sustainable development density is encouraged to be located within walking distance of town centre and community facilities.

The following provides an assessment of the level of existing social and community infrastructure in the area which can cater for the proposed development. This includes early childcare and educational facilities, recreational facilities, retail provision, healthcare facilities, religious and community provision, accompanied by a study of the demographic profile of the area. Accordingly, it is submitted that the proposed scheme would be appropriate for its context, ensuring there is sufficient population to sustain community and social infrastructure in the area.

4.1 Early Childcare & Educational Facilities

As part of this Audit, Downey carried out an analysis of the provision and capacity of childcare and educational facilities in the surrounding area that will help to serve the proposed development. Noted that these facilities were identified within 1 to 2 kilometre radius of the subject lands. Downey have also carried out a detailed assessment of the existing capacity of early childcare and educational facilities capable of catering for the proposed development, as well as future demand for these facilities with respect to the existing demographics and trending, and the influx of population arising from the proposed scheme. For further details please refer to the enclosed School Provision Assessment and Childcare Provision Assessment prepared by Downey under separate covers.

4.1.1 Childcare Facilities

As seen on the TUSLA map below, there are a number of registered childcare providers in the area and Downey have contacted them to determine their current capacity. The details of these childcare facilities are outlined in the Table 1 on the next page. It is important to note that not all the childcare facilities decided to participate in the assessment, however the information obtained from our efforts indicates that there is sufficient spare capacity within the existing operators in the area which could cater for the proposed development.

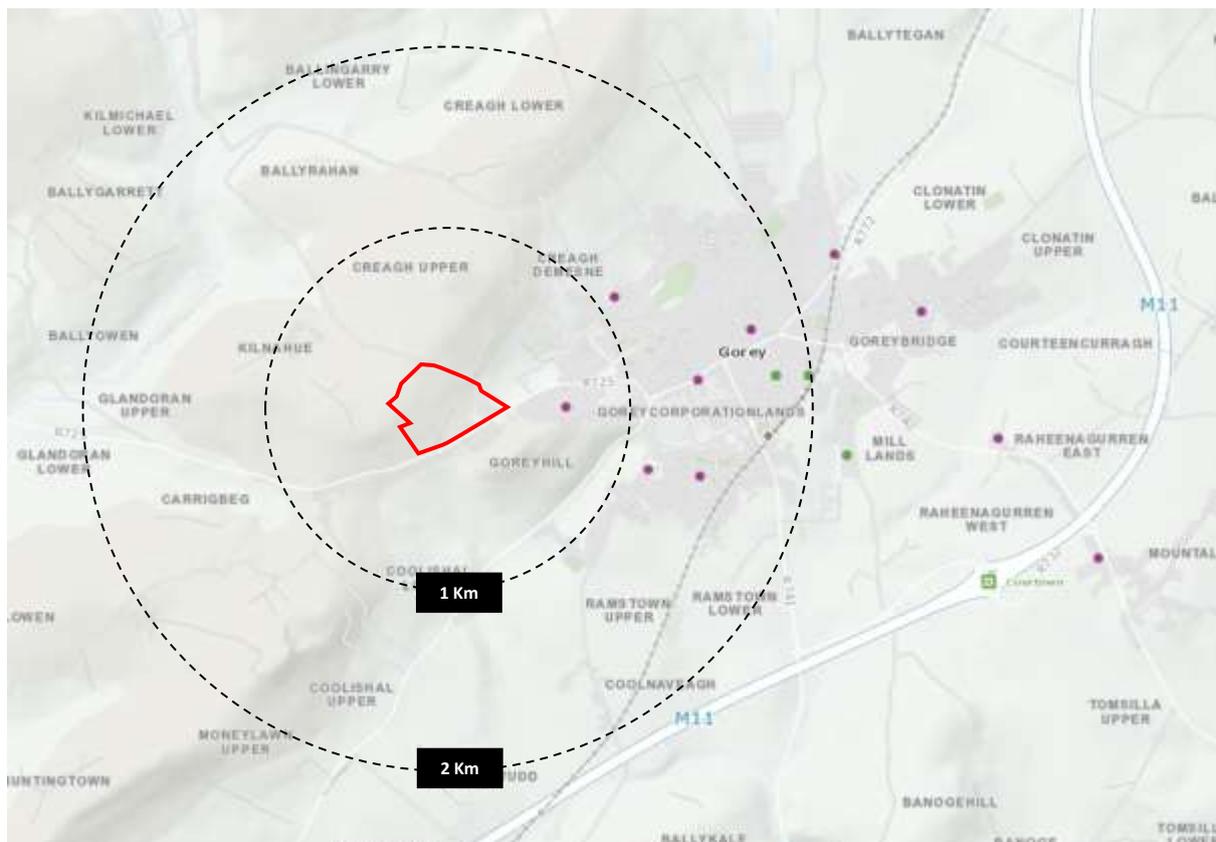


Figure 3. Location of Childcare Facilities within 1-2km of the Subject Lands (approximate boundaries of the lands outlined in red) (Source: pobal.ie)

This is further supported by the proposed childcare facility of 565 sqm capable of accommodating circa 89 children. This is submitted to be 9 no. spaces over what was projected to suffice the proposed

scheme. For further information, please refer to the *Childcare Provision Assessment Report* prepared by Downey.

Therefore, Downey are of the considered opinion that while there is a significant number of childcare facilities within the area, the quantum of units being proposed as part of this development would justify the provision of a new childcare facility which forms part of this proposed development, and this new childcare would cater both the residents of the application site and its wider community.

Table 1. Childcare Facilities within 1-2km Radius of the Subject Lands (source: Tulsa.ie)

	Name	Address	Max Capacity	Type of Service Age Profile
Within 1 Km Radius of the Subject Lands	Little Lambs Montessori & Creche	49 Ardmore Carnew Road, Gorey, Co. Wexford	34 children	Full Day/Part time/Sessional (2-6 years)
Within 2 Km Radius of the Subject Lands	Little Crickets Creche and Montessori	145 Pearson's Brook, Holyfort Road, Gorey, Co. Wexford	75 children	Full Day/Part time/Sessional (0-6 years)
	Giant Steps Montessori	Christ Church Old School, Charlotte Row, Co. Wexford	22 children	Sessional (2-6 years)
	Little Oaks Academy Ltd.	Oakwood Estate, Rams town, Gorey, Co. Wexford	52 children	Full Day/Part time/Sessional (0-6 years)
	Higgy's House Creche and Montessori	Ramsgate Village, Co. Wexford	65 children (5 spare spaces)	Full Day/Part time/Sessional (1-6 years)
	Sr. Clemen's Community Playschool Ltd.	Grattan Terrace, Co. Wexford	44 children	Sessional (2-6 years)
	Little Daisies Community Childcare	Gorey Community Youth and Childcare, Gorey, Co. Wexford	67 children	Full Day/Part time/Sessional (0-6 years)

4.1.2 Primary Schools

There are three primary schools within one kilometre radius, and three primary schools within two kilometres radius of the subject site. Downey attempted to contact the schools with regard to their available capacity, however, the level of feedback was low. The feedback received did not indicate exact numbers, but it was suggested there is sufficient spare capacities within the primary schools in the vicinity of the site.

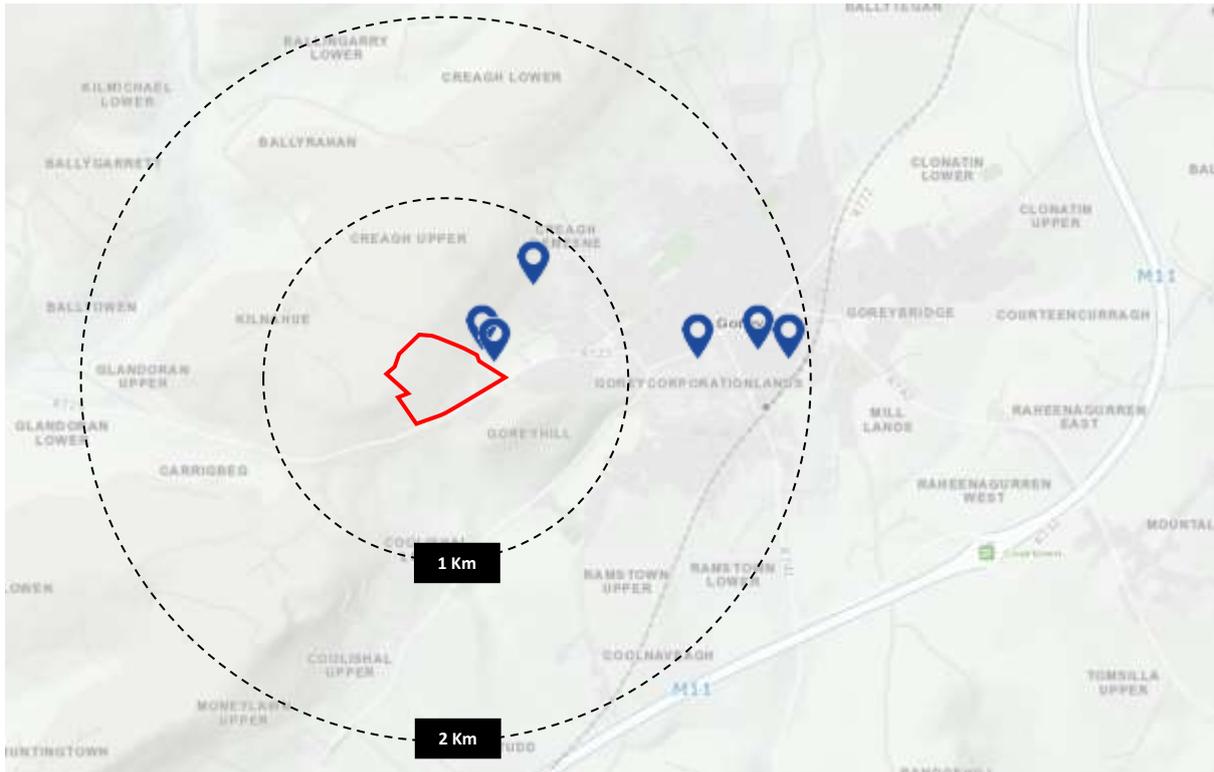


Figure 4. Location of Primary Schools (approximate boundaries of the subject site outlined in red)

Table 2. Primary Schools within 1-2km Radius of the Subject Lands (source: DoES & Schooldays.ie)

	Name	Address	Enrolment
Within 1 Km Radius of the Subject Lands	Gorey Educate Together National School	Kilnahue Lane, Carnew Road, Gorey, Co Wexford	Boys: 212 Girls: 187
	Gaelscoil Moshíológ	Clonattin Guaire Co Loch Garman, Co Wexford	Boys: 98 Girls: 100
	Scoil Naomh Ioseph ¹	Creagh Demesne, Gorey, Co. Wexford	Boys: 316 Girls: 214
Within 2 Km Radius of the Subject Lands	Scoil Baile Thomais	Baile Thomais, Gorey, Co. Wexford	Boys: 19 Girls: 45
	Bunscoil Loreto	Gorey, Co. Wexford	Boys: 279 Girls: 379
	Gorey Central School	Lár Scoil Guaire, Charlotte Row, Gorey, Co. Wexford	Boys: 118 Girls: 94

1) The school has 66 available spaces, also capable of taking up to 93 additional students.

Therefore, Downey are of the considered opinion that there is suitable capacity within and close proximity to the area at a National School level to accommodate the proposed development. For further details in this regard, please refer to the School Demand Assessment prepared by Downey and submitted under a separate cover as part of this application.

4.1.3 Post-Primary Schools

There are two post-primary schools within one kilometre radius, and one post-primary school within two kilometres radius of the subject site. Downey attempted to contact the schools with regard to their available capacity, however, the level of feedback was low. The feedback received did not indicate exact numbers, but it was suggested there is adequate capacity within the secondary schools in the vicinity of the site.

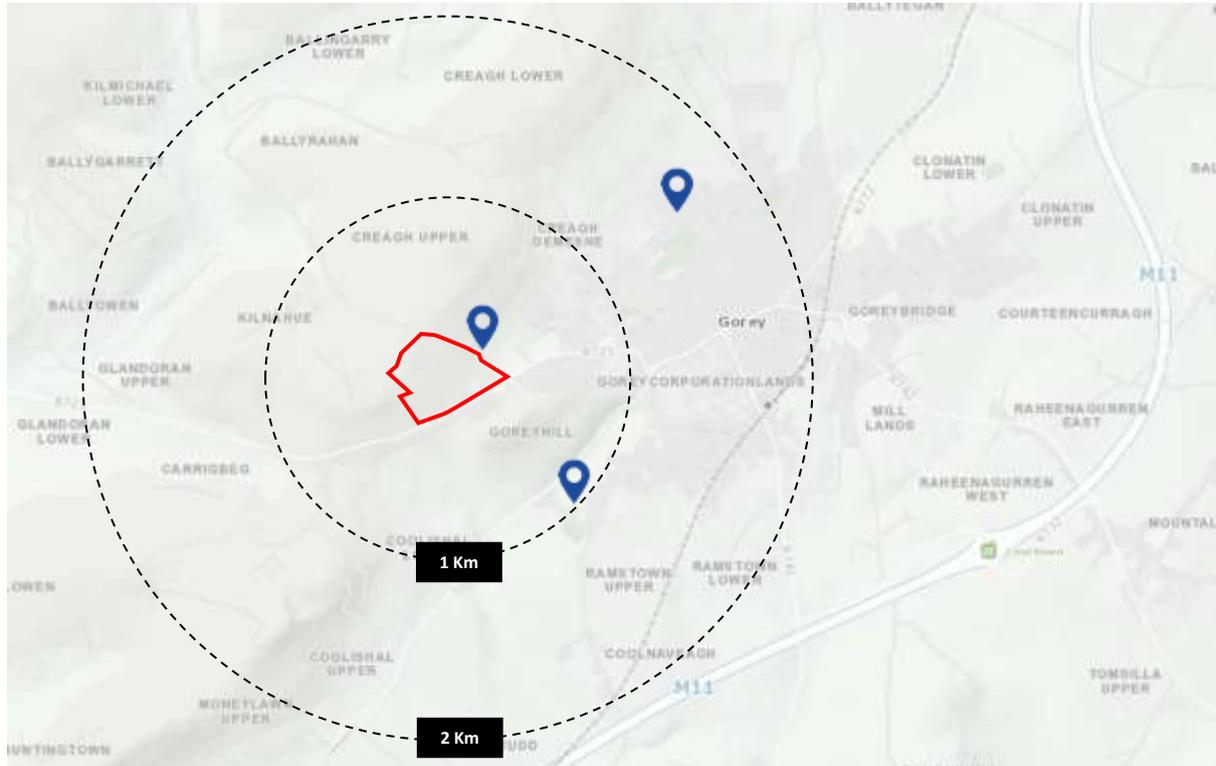


Figure 5. Location of Post-primary Schools (approximate boundaries of the subject site outlined in red)

In addition, the Gorey Educate Together is a new secondary school opened in September 2021. The school is expected to provide 600 no. school places in total when fully established, however, as confirmed by the school, it is capable of taking up to 1,000 students. Therefore, Downey are of the considered opinion that there is suitable capacity within the area at a Secondary School level to accommodate the proposed development. For further details in this regard, please refer to the School Demand Assessment prepared by Downey and submitted under a separate cover as part of this application.

Table 3. Post-primary Schools within 1-2km Radius of the Subject Lands (source: Schooldays.ie)

	Name	Address	Enrolment
Within 2 Km Radius of the Subject Lands	Creagh College Gorey	Creagh Demesne, Gorey, Co. Wexford	Boys: 502 Girls: 413
	Gorey Community College	Esmonde Street Gorey Co. Wexford	Boys: 788 Girls: 767
	Gorey Educate Together Secondary	Fort Road, Creagh, Gorey, Co. Wexford	Expected Capacity of 600 Students

4.2 Recreational Facilities

This part of the Audit assesses the number and location of existing recreational facilities that are within 1-2km radius of the subject lands. It will include parks, playing fields, community centres and gyms, etc. categorised as indoor and outdoor recreational facilities.

4.2.1 Indoor Leisure & Recreational Facilities

It can be seen in the Figure 6 below, there are a number of sport centres and fitness facilities, a library, and several community-related facilities within 1-2km radius of the proposed development.

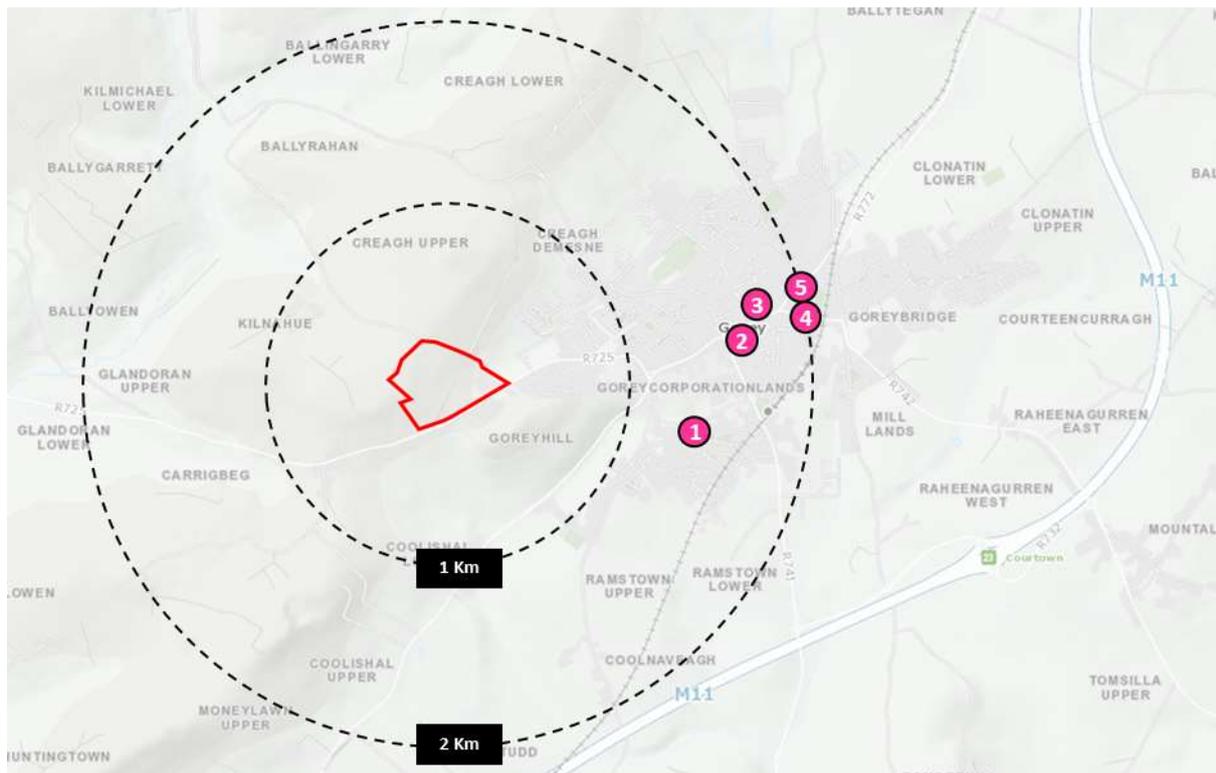


Figure 6. Location of Indoor Recreational Facilities (approximate boundaries of the subject site outlined in red)

Accordingly, there is a notable range of indoor sporting activities within 1-2km radius of the subject lands including, gyms, yoga studios, personal trainers, etc. Furthermore, there are 3 no. community centres within a convenient distance of the proposed development.

The Gorey Library is also located within 2km radius of the subject lands, supporting a wide range of services including free internet and WiFi, research facilities, children and schools support, special events, exhibitions, and community-related activities for different age groups. The relevant details on these facilities are outlined in the Table 4 below.

It is important to note that the proposed development includes 2 no. community rooms which can facilitate group activities, social support, public information, and other purposes for the prospective residents of the scheme and its wider context.

Table 4. Indoor Leisure & Recreational Facilities within 1-2km Radius of the Subject Lands

	No.	Name	Location	Type
Gyms and Leisure Facilities	1	David Clince Strength & Conditioning	63 Eire St, Gorey corporation lands, Gorey, Co. Wexford	Personal Trainer
	2	Yoga Atma Gorey	Market Square, Gorey corporation lands, Gorey, Co. Wexford	Yoga Studio
	3	Sprint Spinning Studio	Pearse St, Gorey corporation lands, Gorey, Co. Wexford	Gym
	4	Curves Gorey	21 Esmonde St, Goreybridge, Gorey, Co. Wexford	Fitness Centre
	5	Gorey Boxing Club	Goreybridge, Co. Wexford	Boxing Gym

4.2.2 Outdoor Leisure & Recreational Facilities

There is a huge range of outdoor recreational facilities within the 1-2km radius of the subject site and its wider area. This includes sports clubs, a rugby club, a boxing club, playing pitches, and a variety of open green spaces (Figure 7). The location of subject lands is approximately 1.7km from the Gorey Town & District Park, indicating a good level of site accessibility to quality green open space, which provides a wide range of recreational facilities. The relevant details of these amenities are outlined in Table 5.

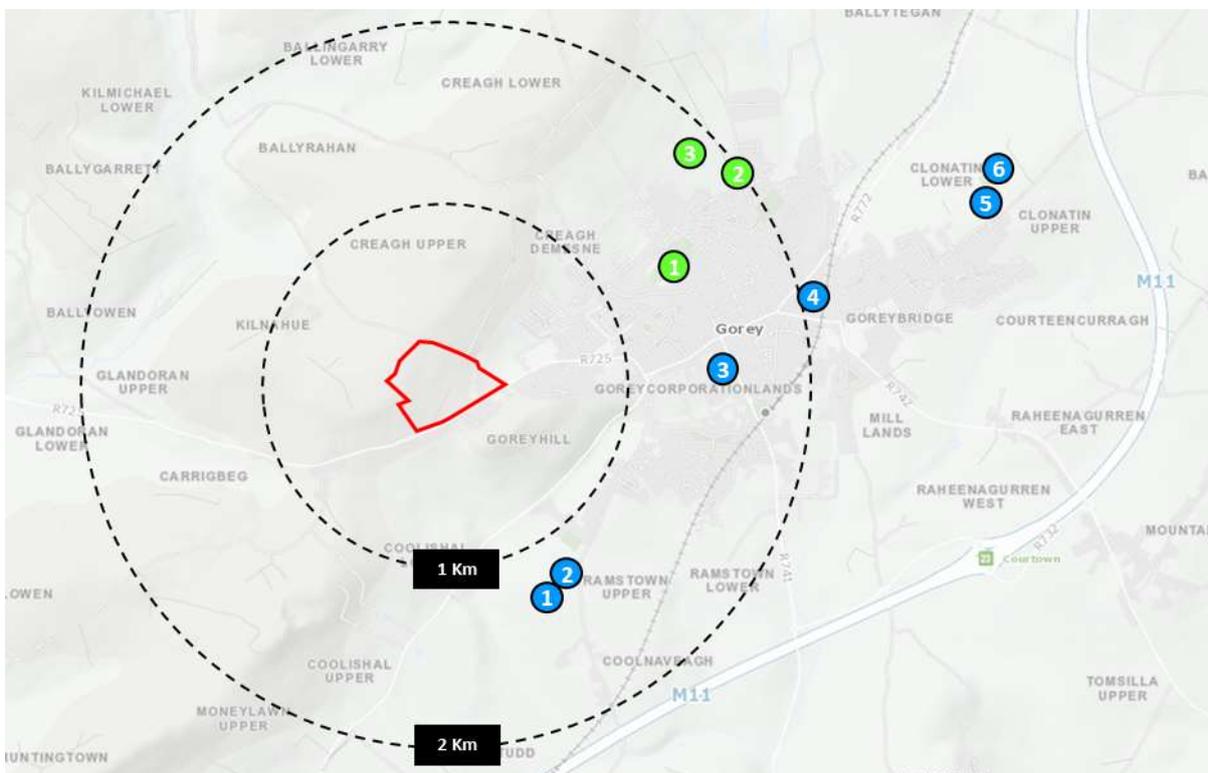


Figure 7. Location of Outdoor Recreational Facilities (approximate boundaries of the subject site outlined in red)

The Gorey Town & District Park is a high quality landscaped park appearing as a landmark within the area. The Park comprises of a large playground, outdoor gym equipment, a walking track, a skatepark,

and two football fields. Noted that sensory experiences are also integrated within the landscape design of the park, providing for an engaging park experience for its users.



Figure 8. Skatepark and Playground in Gorey Town & District Park

Furthermore, as part of the overall scheme for the subject lands, the proposed development enjoys a large Parkland along its western boundaries and numerous small pockets parks, shared green spaces, and communal open space throughout the lands interlinked with the network of green spaces to its wider context. The proposed parkland extends to approximately 2.8 ha, comprising of a large size playground, a MUGA, a natural play area, and woodland walk, all well-integrated with the site setting. This is further complemented by several kickabout areas proposed across the development. Noted that sensory experiences have also been integrated throughout the landscape design of the proposed Parkland.

Table 5. Outdoor Leisure & Recreational Facilities within 1-2km Radius of the Subject Lands

	No.	Name	Location	Type
Sport Clubs & Outdoor Exercise	1	Gorey Rangers FC	Ramstown Upper, Co. Wexford	Football Club
	2	Gorey Grappling Academy	Ramstown Upper, Gorey Business Park, Co. Wexford	Sports Club
	3	The Exercise Park Gorey	Gorey corporation lands, Co. Wexford	Outdoor Exercise
	4	Gorey Boxing Club	Esmonde St, Goreybridge, Co. Wexford	Boxing Club
	5	Naomh Eanna GAA Club	Naomh Eanna, Clonatin Upper, Gorey, Co. Wexford	Sports Club
	6	Gorey Rugby Club	Clonattin Rd, Clonatin Upper, Gorey, Co. Wexford	Rugby Club
Outdoor Recreational & Park Facilities	1	Gorey Town & District Park	53 Creagh Demesne, Gorey corporation lands, Gorey, Co. Wexford	Park
	2	Ramsfort Woods	Clonatin Lower, Co. Wexford	Park
	3	Creagh Woods	Ballowen, Co. Wexford	Park

This parkland along with other open spaces will serve not only the future residents of the scheme, but also the wider community as it will be accessible through multiple pedestrian, cyclist, and vehicular

access points. Moreover, the soft landscaping will be designed to support a mixture of uses for the full range of occupant demographics. The premise of this approach is to promote a sense of community through providing a hierarchy of outdoor places.



Figure 9. Proposed Hierarchy of Green Open Spaces within the Scheme

Therefore, Downey are of the considered opinion that there is suitable capacity within the area for the recreational and leisure facilities to accommodate the proposed development. This would be complemented by the proposed Parkland and range of open green spaces within the development.

4.3 Retail Provision

The Audit will now look further into the subject site within the retail hierarchy in its wider area and Gorey, providing details on the number and location of retail provision within proximity of the subject site. These provide an important function in the overall quality of life for the future residents of the proposed development. In this regard, it is noted that the retail provision ranges from large convenience food supermarkets to comparable good facilities within 1-2km of the subject site and its wider area. Further details are outlined in Table 6.

With respect to Wexford Retail Hierarchy, Gorey Town Centre, as a level 2 retail provision is located within 2km radius of the subject lands. Outlined in the County Development Plan, Gorey accounts for 21% of the net retail floorspace of the four towns in Wexford, with 39,001 sqm. It provides a range of national supermarket retailers and general comparison goods shopping.

The existing primary retail provision in Gorey is centred at Gorey Shopping Centre and Main Street, with secondary shopping frontage on Esmonde Street and The Avenue. The retail representation consists mainly of independent retailers providing a range of goods and services, all complemented by some national and international retailers established within the town.

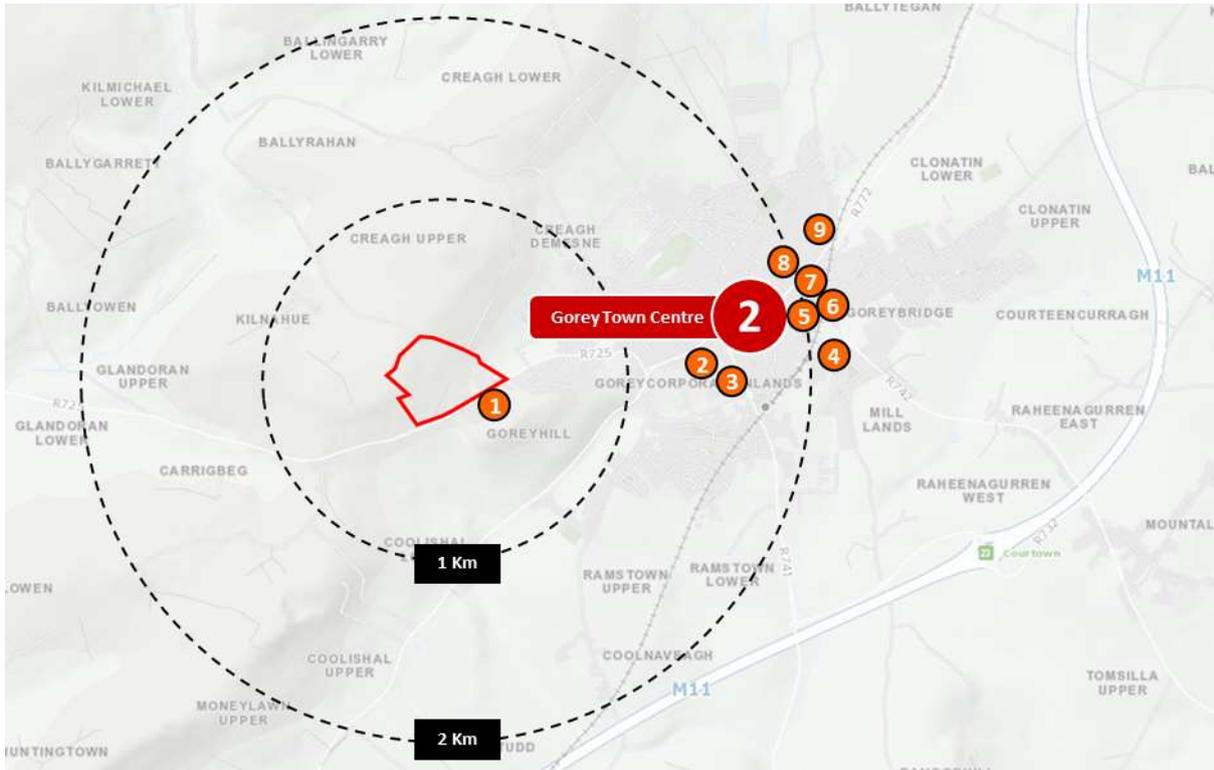


Figure 10. Subject Site within Retail Hierarchy of Gorey Town Centre and its Retail Provision (approximate boundaries of the subject site outlined in red)

In relation to convenience retailing, Gorey has a number of different formats which include a traditional grocer, a mix of independent local shops and a number of franchise stores such as Centra, Gala and Spar, with a number of non-Irish specialty stores such Eurostore and Polski Store. Gorey also has a number of the larger national and international supermarket chains, such as Tesco, Dunnes Stores, Supervalu, Aldi and Lidl which are all within or adjacent to the town centre.



Figure 11. Gorey Shopping Centre

Gorey Shopping Centre, which is anchored by the largest Dunnes Stores in the South-East, has 20 stores spanning nearly 14,000 sqm. Furthermore, there is a Londis service station at the southern corner of the subject lands, which can also cater for the proposed development. Noted that the proposed development also provisioned for retail, and this includes two no. small retail units within the proposed building adjoining Kilnahue Lane (c. 210 sqm); this is submitted to provide local services for the residents.



Figure 12. Retail offerings along Carnew Road (R725)

Table 6. List of Retail Facilities in Proximity of the Subject Site

No.	Name	Location	Type
1	P and H Doyle Londis Service Station	Carnew Rd, Goreyhill, Gorey, Co. Wexford	Petrol station, Convenience Store
2	Tesco Extra	Ramstown Lower, Gorey, Co. Wexford	Supermarket
3	Dunnes Stores	Gorey Shopping Centre, The Avenue, Gorey, Co. Wexford	Supermarket
4	Iceland Gorey	Gorey Retail Park, Courtown Rd, Gorey, Co. Wexford	Supermarket
5	Blas ón bPolainn	27-28 Esmonde St, Goreybridge, Gorey, Co. Wexford	Grocery Store
6	ALDI	Goreybridge, Gorey, Co. Wexford	Supermarket
7	Lidl	Arklow Street, Goreybridge, Gorey, Co. Wexford	Grocery Store
8	Spar Express	Arklow Road, Gorey, Co. Wexford	Grocery Store
9	Orlik - Polski Sklep	Unit 2, Ambassador Retail Park, Arklow Rd, Goreybridge, Gorey, Co. Wexford	Supermarket

Therefore, Downey are of the considered opinion that there is adequate retail provision catering for the influx of new population into the area.

4.4 Healthcare Facilities

As shown on Figure 13, there is a wide range of healthcare facilities within 2km radius of the subject site and its wider area. This includes GP clinics, health centres, pharmacies, dental practice, nursing home, and out of hours GP's. The relevant details on the healthcare provision in the area is listed in Table 7.

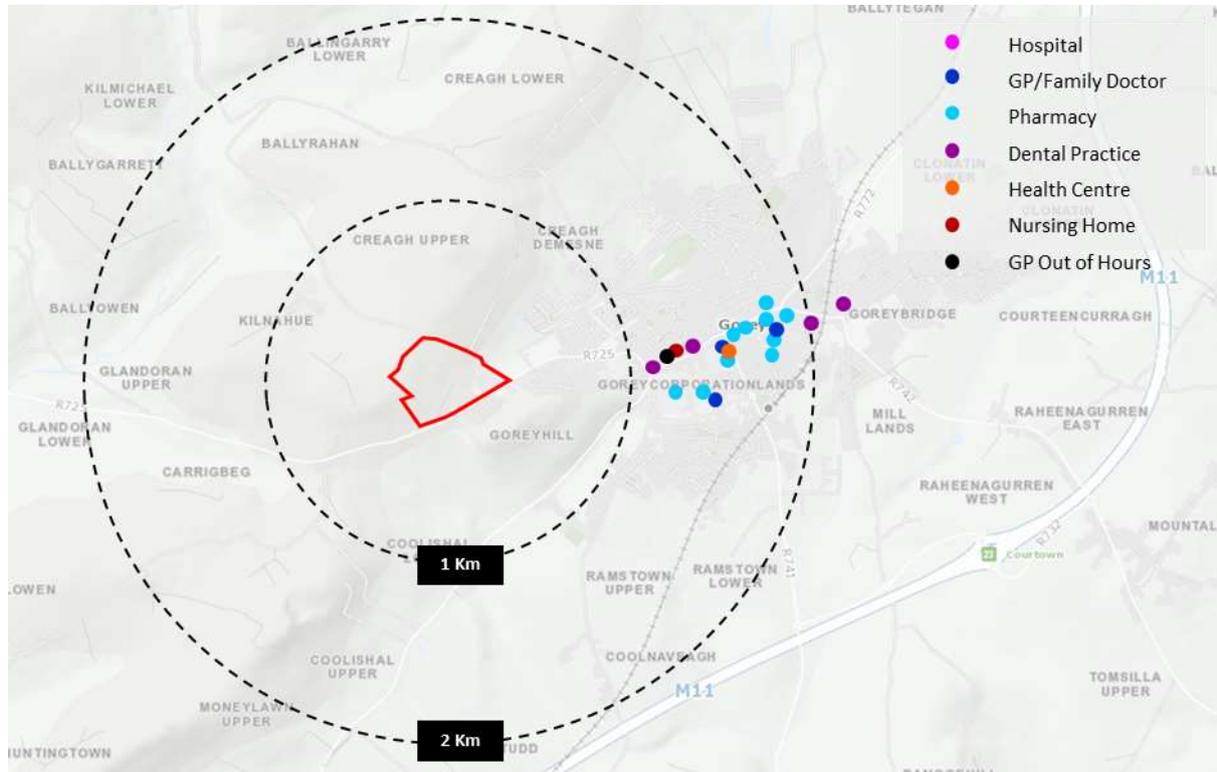


Figure 13. Location of Healthcare Facilities within 1-2km Radius of the Subject Site and its Wider Area (approximate boundaries of the subject site outlined in red)

Furthermore, the Wexford General Hospital is located within approximately 48.9 km of the subject lands, and this is a c. 39-minute driving distance via M11.

Table 7. List of Healthcare Facilities in Proximity of the Subject Site

Name	Location	Type
Wexford General Hospital	Newtown Rd, Carricklawn, Co. Wexford	Hospital
Gorey Medical Practice	Conal House, Saint Michael's Road, Gorey, Co. Wexford	Family Practice
The Palms Surgery	The Avenue, Gorey, Co. Wexford	Family Practice
Gorey Family Practice	st Floor Gorey Shopping Centre, The Avenue, Gorey, Co. Wexford	Family Practice
Tesco Pharmacy	Tesco Extra, Ramstown Lower, Gorey, Co. Wexford	Pharmacy
Hickey's Pharmacy	Unit 18a Gorey Shopping Centre, The Avenue, Gorey, Co. Wexford	Pharmacy
Grant's Pharmacy	Block A, the Palms Centre, The Avenue, Gorey, Co. Wexford	Pharmacy
McCabes Pharmacy	69 Main Street, Gorey, Co. Wexford	Pharmacy
Wade's Totalhealth	76 Main Street, Gorey, Co. Wexford	Pharmacy
Boots	85/86 Main Street, Gorey, Co. Wexford	Pharmacy
Roche's Allcare Pharmacy	14 Main Street, Gorey, Co. Wexford	Pharmacy

Name	Location	Type
Gorey Pharmacy	Conal House, Saint Michael's Road, Gorey, Co. Wexford	Pharmacy
Whelan's Pharmacy	Pugin Court, Saint Michael's Road, Gorey, Co. Wexford	Pharmacy
DocMorris Pharmacy	Lower Main Street, Gorey, Co. Wexford	Pharmacy
Gorey Dental Practice	34 McCurtain Street, Gorey, Co. Wexford	Dental Practice
Georg Bartmann	3 Charlotte Row, Gorey, Co. Wexford	Dental Practice
Wexford Orthodontics	16a Lower Esmonde Street, Gorey, Co. Wexford	Dental Practice
Bridge Dental Surgery	Bridge Corner, The Coach Road, Gorey, Co. Wexford	Dental Practice
Gorey Primary Care Centre PCC	The Avenue, Gorey, Co. Wexford	Health Centre
Gorey District Hospital	HSE, Gorey District Hospital, Gorey, Co. Wexford	Nursing Home
Caredoc	Gorey District Hospital, Gorey, Co. Wexford	GP Out of Hours

4.5 Religious and Community Provision

There are 3 no. religious centres in the area including Christian and Catholic churches, 3 no. community halls, and 1 no. library. The details on these facilities are summarised in Table 8.

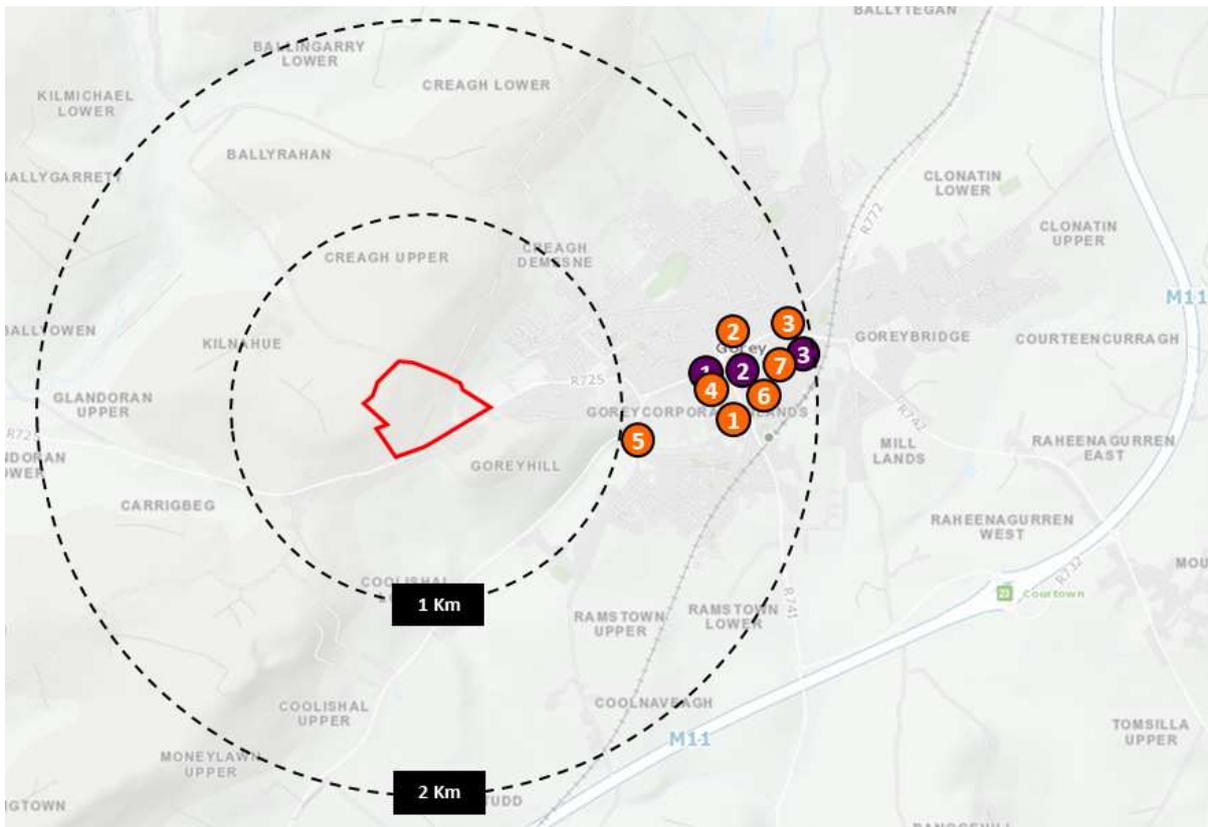


Figure 14. Location of Religious & Community Facilities within 1-2km Radius of the Subject Site and its Wider Area (approximate boundaries of the subject site outlined in red)

Taking into consideration the scale of the proposal, and the influx of new population into the area, the existing facilities prove to be sufficient and meet the needs of the proposed development.

Table 8. List of Religious & Community Facilities in Proximity of the Subject Site

No.	Name	Location	Type
1	Christ Church	Gorey corporation lands, Co. Wexford	Christian Church
2	Methodist and Wesleyan Chapel	Market Square, Gorey corporation lands, Gorey, Co. Wexford	Church
3	St Michael's Church	St Michael's Rd, Mill Lands, Gorey, Co. Wexford	Catholic Church
1	Freemasons Community Centre	Gorey corporation lands, Co. Wexford	Community Centre
2	Ardamine Community Centre	Ardamine Rectory, Courttown, Gorey, Co. Wexford	Community Centre
3	The Scout Hall	Goreybridge, Co. Wexford	Community Centre
4	Gorey Library	Gorey corporation lands, Co. Wexford	Library

As mentioned earlier, the proposed development also includes 2 no. community rooms and 2 no. small retail units, all with an overall area of 361 sqm. The retail units are to meet the local needs of residents.



Figure 15. Gorey Library Hosting a Notable Range of Activities

4.6 Demographic Profile

The following provides a demographic profile of the Gorey Urban and Rural ED's as the context area to the subject lands, providing a study of population distribution and movement in this area, which the subject lands for the proposed development fall under.

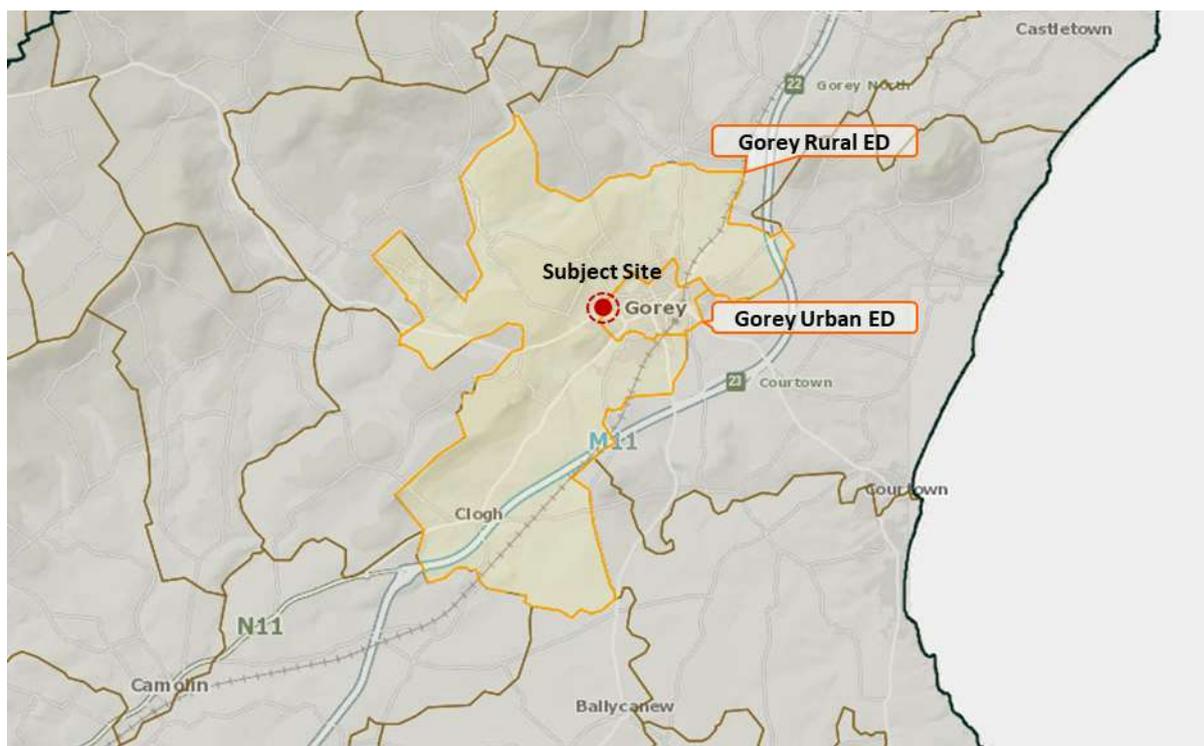


Figure 16. Subject Site Location within the Gorey Urban & Rural ED's

4.6.1 Demographic of Gorey Urban & Rural ED's

Census 2016 results show that Gorey Urban & Rural ED's population stood at 10,446 in April 2016, which indicates an increase of 882 (8.5%) since the last Census in 2011. This is considerably higher than the growth rate experienced in the overall County, which demonstrates a growing demand for housing market in Gorey. It is noted that the population change in urban and rural ED's did not necessarily increase at the same rate. As illustrated in the Table 9 below, the Gorey Rural ED had the greater share of the population growth in the overall Gorey Urban and Rural ED's, increasing with a rate of 11.6% to 6,876 in 2016. This is also indicative of spatial distribution of Gorey's growing housing demand.

Table 9. Population Change in Gorey Urban & Rural ED's against the overall Stats for the County

	Co. Wexford (Administrative Area)	Gorey Urban ED (23084)	Gorey Rural ED (23096)
Census 2016	149,722	3,570	6,876
Census 2011	145,320	3,463	6,161
Actual Change	44,042	107	715
Percentage Change	3.2%	3.08%	11.6%

With an average household size of 2.7, there were 3,782 private households in Gorey Urban & Rural ED's in 2016. As shown in the Table 10 below, nearly 70% of the households residing in this area in 2016 were small sized households ranging from 1- to 3-person households (2,624 households). It is noted that the average household size in the Gorey Urban ED stood at 2.3, while this is recorded as 2.9 for the Gorey Rural ED in 2016.

Table 10. Private Households in Gorey Urban & Rural ED's by Household Size, 2016

Size of household	Households	%
1-person Households	917	24.2
2-person Households	1,053	27.8
3-person Households	672	17.8
4-persons Households	678	17.9
5-person and over Households	462	12.2
Total	3,782	-

4.6.2 Population Distribution and Movement

Investigating the age profile of the area as per Census 2016 indicates that younger age cohorts still form the greatest share of the population residing in Gorey Urban & Rural ED's, however, as shown on the Figure 17, this is more notable in the Gorey Rural ED.

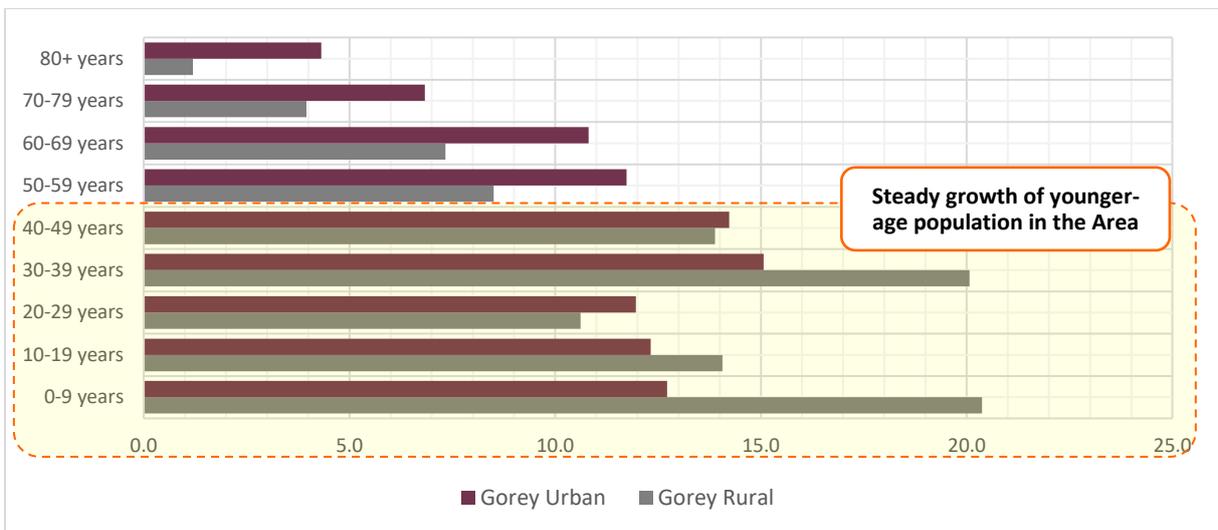


Figure 17. Population Age Cohorts in Gorey Urban & Rural ED's, 2016

The population pyramid below (Figure 18) shows the town age distribution in more detail. A peak of births in 1980's shows up in the 30-39 age category, and another peak in the number of births occurred in 2000's and shows up in the 0-9 age category. Overall, the age pyramid indicates a young population residing in the town, which is expected to grow in the coming years.

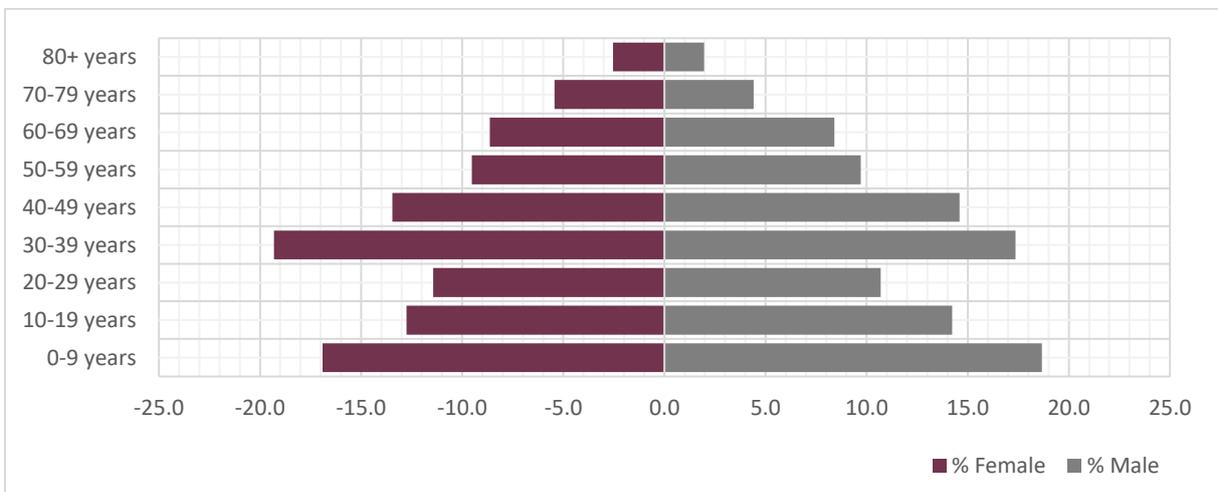


Figure 18. Population Age Pyramid of Gorey Urban & Rural ED's, 2016

As it is mapped on the Figure below, the overall distribution of population in Census 2016 indicates that there are significant variances in population trends within Gorey Urban & Rural ED's. However, the highest concentration of the total population in the overall area is clearly to the western side of the railway and in the town centre, mostly taking place along the Carnew Road (R725) and Arklow Road (R772).



Figure 19. Spatial Distribution of Population Density per Km² in Gorey Urban & Rural ED's, 2016

Based on the aforementioned results, the overall Gorey Urban & Rural ED's are expected to have a steady population growth with having a great share of the population growth in the County. Spatial distribution of the population indicates a tendency for the growing population to mostly reside in the western side of the Gorey railway and along the Carnew Road (R725) and Arklow Road (R772). This population is characterised with young age profile and smaller sized households. Therefore, the area demonstrates great potential for accommodating a notable share of Gorey Urban & Rural ED's growing population. This is further supported by the existing infrastructure and community facilities and amenities assessed in the Audit.

On the other hand, the influx of population arising from the proposed development will benefit the electoral divisions as well as its wider context, as this will offer the social support needed for further improvements to the accessibility and connectivity of Gorey, even favouring the use of public transport.

The new consumers the proposed development will bring to the area will also benefit the retail activity and other shops in the vicinity creating more business opportunities for the existing offerings, thus facilitating the future growth and sustainable development of Gorey.

5.0 CONCLUSION

Downey have prepared this Audit on Community and Social Infrastructure on behalf of Gerard Gannon Properties, in support of this planning application for the proposed Strategic Housing Development on lands at Kilnahue & Gorey Hill, Carnew Road & Kilnahue Lane, Gorey, Co. Wexford. Planning permission is sought for the construction of a mixed-use development comprising a total of 421 no. residential units including 133 no. houses, 228 no. apartment units, 60 no. duplex units, all with associated car parking and bicycle parking spaces, 2 no. community rooms and 2 no. small retail units, and 1 no. childcare facility.

This Audit has found that there is a suitable quantity and available capacity of early childhood care and educational facilities in the surrounding area to cater for the needs of the future residents of the scheme. There is also a good level of accessibility to both primary and secondary schools, with the Gorey Educate Together School, a newly-established secondary school, which is expected to provide for 600 no. school places, and capable of taking up to 1,000 students. For further information, please refer to the enclosed *School Demand Assessment Report* prepared by Downey.

In addition to this, the proposed scheme provides for a childcare facility with an overall area of 565 sqm capable of accommodating c. 89 pre-school children. For further information, please refer to the enclosed *Childcare Provision Assessment Report* prepared by Downey. Therefore, it is considered that there is sufficient available capacity within the subject lands and surrounding environs to cater for the proposed scheme.

In terms of recreational amenities, there is a significant array and variety of indoor and outdoor recreational facilities and amenities within proximity of the site. Gorey Town & District Park is located within accessible distance of the subject site and provide for a wide range of activities comprising of a large playground, outdoor gym equipment, a walking track, a skatepark, and two football fields. Noted that sensory experiences are also integrated within the landscape design of the park, providing for an engaging park experience for its users. Furthermore, as part of the overall scheme for the subject lands, the proposed development enjoys a large Parkland along its western boundaries and numerous small pockets parks, shared green spaces, and communal open space throughout the lands interlinked with the network of green spaces to its wider context. The proposed Parkland extend to approximately 2.8 ha, comprising of a large size playground, a MUGA, a natural play area, and woodland walk, all well-integrated with the site setting. This is further complemented by several kickabout areas proposed across the development.

In relation to retail offerings, Gorey Town Centre has a notable range of commercial and retail shops within 2km radius of the subject lands, including several convenience stores and supermarkets. There is also a Londis service station at the southern corner of the subject lands, which can cater for the proposed development. Noted that the proposed development also provisioned for areas of retail and community spaces, all designed within one building. The proximity to Gorey Town Centre and the range of accessible retailer shops is expected to cater for the influx of new population into the area as well as current residents. The new population will further support the existing shops and will assist in the consolidation of the retail core and surrounding areas.

In light of the foregoing, Downey are of the considered opinion that there is generally sufficient capacity of community and social infrastructure to cater for the proposed development. The proposed development will also help to sustain the existing facilities, and support a sustainable development of zoned lands within Gorey.

