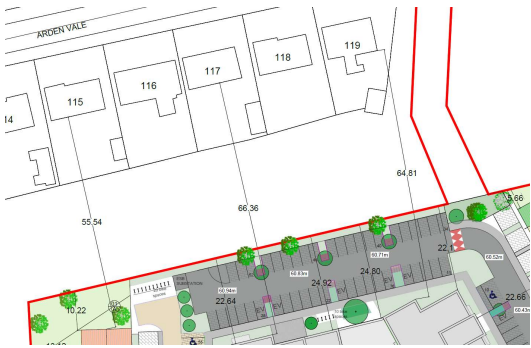



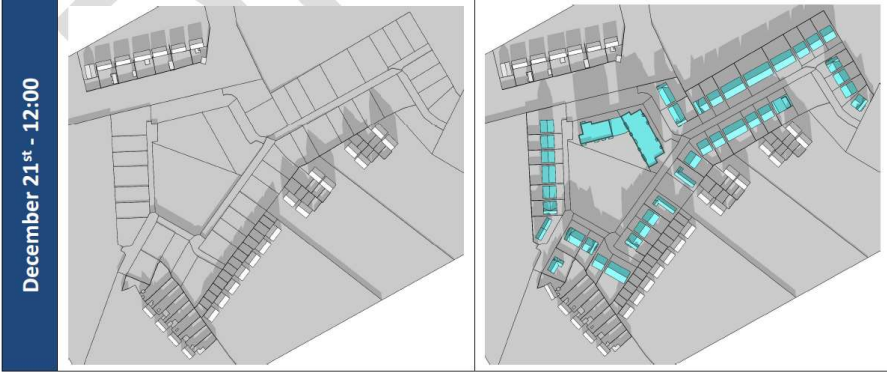
Wellwood Residential, Tullamore

Request for further information 23216
 Response to Representation Issues

No.	Issue	Comment
1	Object to apartments only – 4 storey is overbearing, visually dominant and in close proximity to mainly bungalow development in the area. Should be sited in alternative parts of the development	<p>There will be minimum distance exceeding 64m between the apartment blocks and the residential properties on Arden Vale, with land within that gap being zoned for community uses. This gap significantly exceeds the distance limits set out in the OCPD DMS : 13 Separation, which states :</p> <p><i>Distances/Overlooking - A separation distance of a minimum of 22 metres between directly opposing rear first floor windows shall be observed but may be relaxed</i></p> <p>The separation distance is some 3x that which may exist when the development of this opportunity site is completed. The DMS standard was produced with the intention to secure higher density housing. The daylight / sunlight report (see below) identified minimal shading will occur.</p> 

		<p>It is clear, therefore, that apartments adjacent to lower height residential properties is acceptable. The issue for consideration is whether the extent of change renders the residential environment of that property (not those individuals currently residing in that property) as unacceptable.</p> <p>No indication or justification is provided as to where the 4 storey buildings should be sited, if not at this part of the site and it would appear from responses that such siting would conflict with different third party views. It is considered that this central location within the Opportunity site is an appropriate location for higher density and taller buildings, and any other siting may have greater impact on other residential amenity if a lower separation distances were necessary.</p> <p>As standards are met, it is clear that residential amenity will be retained to acceptable levels. A photomontage is provided to illustrate the view from Arden Vale, demonstrating the acceptable relationship between two separate housing developments.</p>
2	Apartment would impact residents well-being and privacy	<p>There is considerably less separation (22.35m) between the residential properties currently at Harbour Walk / Harbour Drive, accepting that both properties are two-storey, and which co-exist without overlooking issues. DMS standards are met. Amenity will not therefore be impacted to an unacceptable extent to warrant refusal on a zoned residential site.</p>
3	Apartment would lead to lack of integration with existing character of area. Apartments out of keeping. No other 4-storey structures in Tullamore	<p>The residents state that the existing buildings were erected some 50 years ago. It is clear that circumstances have changed since this time, with local, regional and national policy now seeking to optimise the development of land within settlements and increase densities, to ensure the provision of compact settlements and to restrict urban sprawl.</p> <p>There are examples of taller buildings adjacent to residential buildings in Tullamore (for example the supermarket building on Ardan Road) and also elsewhere in the country. The existing hospital is up to 4 storey and the proposed hospital will also be 4 storey. The full context of the site needs to be considered, not just residential areas beyond the site boundaries. It is clear that this is a mixed use, mix scale sustainable environment, in which policy promotes higher building to meet sustainable targets.</p>
4	Apartments would have a negative impact on adjacent residents by means of loss of privacy, and	<p>Notwithstanding the significant separation distances, the plans have been amended to reorientate balconies from the north to the west elevation, where appropriate, to accommodate concerns of existing residents. The views are not protected by policy.</p>

	views, especially from facing balconies and windows and light impact.	Street lights will be shielded and angled to restrict overspill beyond the site boundaries. At a distance exceeding 60m, light impact from the apartment buildings will not be significant
5	Apartment – loss of light– shading in winter months. Assessment incorrectly assesses 2 storey houses and bungalows only, not apartments.	<p>Simply a change to an environment is not a planning issue. It is the extent of that change and whether that extent so harmfully impacts residential amenity that it should take priority as a consideration over development plan zoning such that the development ought not proceed. Objectors clearly understand the considerable separation distance and that light may be affected during limited 21 Dec period only. Proper application of light assessments (as detailed in the daylighting study in accordance with national guidelines) does not consider this period as unacceptable due to poor light conditions in any case. The assessment demonstrates that the change at 10am (based on perfect weather conditions) is insignificant, as the gardens of those properties are already in shade.</p> <div data-bbox="909 842 1798 1230">  </div> <p>By noon, there is no additional shading to the gardens. It is considered that it would be inappropriate to refuse to grant much needed housing based on this perceived impact from shading. It is likely that a 2 storey house, at the 22m separation distance in accordance with the DMS would have greater impact.</p>

		
6	Impact on security	No information is provided to expand upon this concern. There will be overlooking, however, of the area of land currently vacant between existing housing sites, promoting and not detracting from security.
6	Servicing of pumping station; temporary entrance may become permanent.	<p>The applicant is clear in the application documentation that construction traffic will use a temporary route through the zoned site and will not use the residential access, which will only be used on a temporary basis for future maintenance which activity is expected to be infrequent. The Applicant is willing to accept a condition regarding the temporary access.</p> <p>It is noted that the existing pumping station has been in operation for a considerable period and is at capacity. It is only through the proposed development that the upgrade will be achieved, and which will be to the benefit of the proposed development but also existing development as capacity will be enhanced.</p>
7	Traffic – increase in vehicular activity along a narrow and unsuitable routes. Assessments are not accurate.	Traffic has been assessed to appropriate standard in the Transport Assessment. No objection is raised by OCC Roads to traffic movements. This is a zoned site in the urban area. All local roads must, by definition, accept higher volumes of traffic if the local, regional and national policies of increased developments within the urban area are to be met. If local roads are constrained by on-street parking, such congestion will be a deterrent to any car user seeking to

		use such roads. The scheme is designed to encourage movement by means other than the private car and seeks to direct traffic to the main and not side roads. No evidence is submitted to sustain the comment made in the objection.
9	Support subject to boundary landscaping, protection of amenity form noise, restrictions on construction traffic	The applicant is willing to accept conditions as mitigation measures, as detailed in the extensive assessments submitted in support of the application.
	Conclusion	<p>It is noted that the objections are to apartment building only, not the proposed two storey development. It is considered that there the planning balance falls in favour of granting planning permission as there are no overriding sustained and evidenced reasons why the development should not proceed, based on its zoning in the up-to-date development Plan, its consistent scale and massing in relation to the context to the site and its compliance with development management standards.</p> <p>To avoid delay to the delivery of housing on this zoned site, it is considered that the planning permission should be granted to allow for the delivery of much needed housing, the needs of such households considerably outweighing the perceived fears of the change to the environment expressed by existing residents, which have the benefit of housing previously built on greenfield land.</p>