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# Wellwood Residential, Tullamore

## Request for further information 23216

### Introduction

1. OCC issued a Request for Further Information, on 7 July 2023, relating to LRD application 23/216. This paper identifies each particular issue, comments upon the extent to which the raised matter is addressed and signposts the location of the plan or document which provides the detail relating to that matter.
2. It should be noted that to meet issues raised in the RFI, the total housing provision will be reduced by one, such that the application now seeks permission for 147 residential dwellings.

### Observations

3. Generally, it is noted that the items raised are of a technical matter, and which are all addressed in the submitted information. It is considered, however, that the submitted information is not significant. It should be noted that some plans and / or documents are resubmitted in their entirety but changes within those documents are minimal. Other documents as submitted as Addendum to the original 'parent' document (eg Design Statement) and accordingly, both documents should be read as supporting the application. In some instances, the fundamental principles upon which the Statement and plans have been prepared has not changed, despite minor changes to the associated detail (eg the Landscaping Design Strategy).
4. Overall, it is welcomed that there is no objection in principle to large-scale residential development on this site from any consultee and public body. It is also welcomed that there are a minor number of public objections, which are to specific matters of detail (for example the 4-storey apartments and potential for increased traffic movements outside the site) from a limited number of locations (Harbour Walk / Drive, Ardan Vale and Davitt Street). From this, it must follow that the general community within the immediate area and the wider Tullamore environs support the proposal recognising that it is for much-needed housing on a zoned residential site. Clearly, the provision



of 147 residential units of mixed tenure, size and type will facilitate meeting housing needs in the area and it is requested that all parties consider this contribution to the housing supply as the principal material planning consideration, to outweigh perceived concerns from those few residents living locally.

5. The following table addresses each RFI item:

Table 1: RFI Considerations

RFI No.	Sub No.	Requirement	Comment	Refer to plan / Statement / Ref No
1.Planning	a)	Additional planting proposals are required at the site boundary between proposed house no'27 and 28 to screen the rear view of no.47 Harbour Walk.	Landscaping plans completed as per RFI including additional planting.	Addressed, please refer to ref FLA-WELL/LMP/001a Landscape Masterplan.
	b)	Proposals for creeper plantings along the entire Northern and Southern side of the site boundary wall located to the North of apartment block A and B, so as to provide visual interest in the event that the lands to the North of the proposed site are developed. Space along the wall for plantings is required to be specified.	Landscaping plans completed as per RFI including additional tree and creeper planting.	Addressed, please refer to ref FLA-WELL/LMP/001a Landscape Masterplan
	c)	Creeper plantings for both sides of the render block wall adjoining public open space two. Space along the wall for plantings is required to be specified.	Landscaping plans completed as per RFI including rendered block wall and creeper planting.	Addressed, please refer to ref FLA-WELL/LMP/001a Landscape Masterplan
	d)	Please submit detailed drawings of plantings, surface detail and boundary treatments for the interface area adjoining the proposed estate and Park Avenue.	Landscaping proposal clarified. Detailed plans submitted. High quality pedestrian / cyclist access proposed	Addressed, please refer to ref FLA-WELL/LMP/001a Landscape Masterplan and FLA-WELL-DET-001.

e)	The Planning Authority has concerns regarding the lack of passive surveillance of Thornsberry/ Park Avenue interface area. In this regard the applicant is requested to submit a revised design omitting units 14 and 15 and submitting a revised proposal for dwelling (s) facing the Thornsberry/ Park Avenue interface area.	The proposed layout and design has been amended by deleting the semi-detached properties at this location and replacing those 2 properties with 1 single storey house, dual-aspect and reorientated at 90 <sup>0</sup> such that windows look out onto the footpath / cycleway, providing for enhanced passive surveillance. An attractive, fenestration-focused elevation is proposed to the walkway. Together with proposed lighting and the avoidance of corners, this provides for safe pedestrian and cycle access.	Revised and addressed and indicated on plan ref 18037-PL003-REV A – Proposed Site Pla, FLA-WELL/DET/001 and in ref 18037-Architects FIR report.  Photomontage are being completed and will be submitted under separate cover.
f)	1200mm Bow top powder coated steel railings should be omitted where they adjoin the L1024 public road and the adjoining public open space 3 and be replaced with appropriate hedging, as such railings have a finite life span.	Landscaping plans completed as per RFI with removal of steel railings and replacement with hedging	Addressed, please refer to ref FLA-WELL/LMP/001a Landscape Masterplan
g)	Additional landscaping is also required to the east of the rear garden of house no 52.	Landscaping plans completed as per RFI with introduction of additional tree and shrub planting	Addressed, please refer to ref FLA-WELL/LMP/001a Landscape Masterplan
h)	Please confirm if no boundary treatment is proposed around the proposed pumping station.	Boundary to be palisade fencing with landscaping –	Refer to plan ref 18037-PL003 REV A – Proposed Site Plan, Plan ref FLA-WELL/LMP/001a Landscape Master Plan and Plan ref FLA-WELL/BT/001a Boundary Treatment Plan
i)	Please submit elevation treatment of the proposed Arden Vale gates.	Gate location and elevations provided.	Refer to Plan ref 18037-PL003 REV A – Proposed Site Plan and RFI I

				FLA-WELL/BT/001a Boundary Treatment Plan
	j)	The applicant has indicated that 70 bicycle spaces are proposed in the Schedule of Accommodation ref no 18037. This does not appear to meet the requirements of DMS-99. The applicant is invited to address this discrepancy.	The Applicant remains committed to Block B being provided as housing for older people (see response to Part V below), but appreciates that such occupation need not be differentiated in relation to cycle and car parking provision. Accordingly, a 2 tier bike storage system will be provided, which will increase capacity within the bike storage areas, such that standard as required by DMS-99 will be met – refer to plan ref 18037-PL010- Secured bike storage detail.	Refer to RFI Architectural Report Plan ref 10837- PL010- Secured bike storage detail PL201 REV A - Apartment Drawings Ground and First Floor plan
	k)	It is note that DMS-102 would require 70 car parking spaces, adjoining public open space one, should be provided.	The layout has been revised, with additional parking indicated adjacent to the swale open space area, as required in the RFI. The provision meets the requirements of DMS-102.	Refer to RFI Architectural Report Plan ref 18037-PL003 REV A – Proposed Site Plan and PL009 Rev A Parking Strategy
	l)	Please submit an Urban Design Statement having regard to development principles in section 7.2.4 of the Development Plan to support the indicative masterplan submitted. The applicant is invited to amend the masterplan, if necessary.	<p>OCDP Section 7.2.4 refers to Opportunity Sites. This zoned residential site forms part of the designated Opportunity Site no 9. It is the only opportunity site outwith the defined town centre. Section 7.2.4 refers to the need for a coherent development strategy for the opportunity sites, to avoid piecemeal development.</p> <p>A masterplan was submitted with the application for the hospital at Wellwood (ref 22/621). That applicant was considered under the remit of the previous County</p>	Refer to RFI Architect FIR report and PL004 Rev A Indicative Masterplan

			<p>Development Plan. The masterplan submitted with this RFI response is identical to that previous masterplan with the exception of the deletion of reference to any retail units, to ensure compliance with the current County Development Plan, albeit recognising that this current proposal seeks permission only for development within its red line boundary. Any uses which may be proposed on the remainder of the Opportunity Site will be assessed at that appropriate time.</p> <p>The Design Statement is updated with an assessment and consideration of the masterplan and demonstrates a coherent and consistent approach to development in this area.</p>	
	m)	<p>It is noted that section 6.1 of the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities December 2022 requires the following:</p> <p>[extracts of OCDP not attached, for ease of presentation]</p>	<p>The HQA is revised, and which includes the information required in this RFI item. All units comply with the requirements of Section 6.1 / DMS standards.</p>	<p>Refer to document RFI 1m HQA Rev A</p>
	n)	<p>Please clarify the use of the proposed access from Arden Vale. The applicant has indicated, in a submission detailing public consultations that have occurred, that the entrance to foul pumping station is for temporary access for maintenance purposes only. This information is also indicated in the submitted site layout map drawing PL003. It is noted that the application included replacement of this pumping station. Please indicate the route of traversal of construction traffic required to</p>	<p>Plan ref no PL003 – Site Layout has been revised to indicate the proposed temporary construction traffic route for the replacement pumping station, which utilises the existing hardcore surface on most of the route. This route clearly demonstrates that construction traffic will access via Tyrells Road and <b>not</b> Arden Vale. It is expected that this temporary construction period will extend to a maximum of</p>	<p>Addressed. Refer to plan re 18037-PL003 REV A – Proposed Site Plan</p>

		replace the pumping station and whether construction access for these works would be via the Arden Vale estate.	18 months. This is consistent with the Masterplan prepared for this Opportunity Site, as no development is yet proposed within the area identified for use as the construction route – it lies on the outer edges / outwith the Hospital / Nursing Home permissions. A clear note is annotated on the plan that 'A new permanent access to pumping station to be made available upon completion of adjacent hospital development.	
	o)	Having regard to the elevation treatments of bins and front garden shown on drawing PL113 please demonstrate that bins can be opened when cars are parked.	Refer to plans which indicates a 3-door design solution and which demonstrates that the bin stores and be accessed while cars are parked on the driveways.	Refer to plan ref 18037-PL113 REV A- Mid terrace bin store.
	p)	Please demonstrate that safe exit and entry vehicular movements are possible for car parking spaces for proposed houses 60 and 90.	Vehicle Tracking Drawing submitted, and which demonstrate that the scheme is fully compliant.	Please refer to drawing 22009-C-DR-401 issue PL1
	q)	Please clarify the labelling of proposed block A as a shared living facility in the proposed site layout plan in the submitted Architects Design Statement.	Block A is an apartment block. Block B comprises age friendly accommodation, 22 units of which are proposed as Part V.	Refer to ref 18037- Architect FIR report, PL003 Rev A Proposed Site Plan, PL201 – 203 Rev A inc Apartment plans and PL401 Rev A Part V Drawings
	r)	Please submit a revised proposal for the rear inter-boundary garden treatments to the proposed dwellings, in compliance with the requirements of DMS-17 of the current Country Development Plan 2021-2027.	Detailed landscaping and boundary plans submitted  In relation to DMS-17, it is noted that :  DMS-17 : Landscaping and boundary treatment plans shall be submitted for residential development which include :	Addressed, please refer to plan refs,  FLA-WELL/LMP/001/a  FLA-WELL/BT/001a  FLA-WELL/GIP/001a

			<ul style="list-style-type: none"> <li>Planting schemes consisting of local native plant types and semi mature frees (see list in OCDP)</li> </ul> <p><i>Comment</i></p> <p>See plans attached showing species. This criterion is met</p> <ul style="list-style-type: none"> <li>A detailed tree and hedgerow survey required identifying that which is to be retained and that replaced. Mature trees shall be protected and incorporated</li> </ul> <p><i>Comment</i></p> <p>See landscaping report and plans. Retention and replacement identified. Criterion met.</p> <ul style="list-style-type: none"> <li>A coherent treatment for the boundaries of individual residential sites</li> </ul> <p><i>Comment</i></p> <p>See landscaping plans attached. Appropriate boundary treatment to all boundaries of all properties will be provided, taking into consideration the site context and the relationship between properties and the site layout. This is consistent with this criterion.</p> <ul style="list-style-type: none"> <li>Unless front gardens are stipulated as open plan, boundaries shall be defined by capped walls or fences. Mature hedging also acceptable</li> </ul> <p><i>Comment</i></p>	<p>FLA-WELL/DET/001          FLA-WELL/TS/001b          FLA-WELL/TRR/00b</p>
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			<p>There is one consistent approach to all front boundaries – open to car parking spaces, with all side boundaries between houses being hedging. This is consistent with this criterion.</p> <ul style="list-style-type: none"> <li>• Rear side boundaries of 1.8 – 2m shall be concrete block walls rendered and capped, or concrete post and rail fencing.</li> </ul> <p><i>Comment</i></p> <p>All side boundaries between houses are post and timber, as required. Side boundaries to public elevation are render block wall. Such detail is consistent with this criterion.</p> <ul style="list-style-type: none"> <li>• Privacy strips encouraged in town / village centre residential development.</li> </ul> <p><i>Comment</i></p> <p>Not applicable</p> <p>Additional landscaping has also been provided to separate the parking bays along the road, which will soften the appearance of the road and improve the visual amenity of the area.</p>	
2. Tullamore MD	a)	The Applicant shall submit a proposal to have a dedicated set down for parent drop off/pickup, turning area and parking assigned to the childcare facilities, which will not conflict with residential parking. The	Dedicated staff and parent set / down pick up parking areas are indicated on plan ref PL009 – Parking Strategy.	Addressed, to refer to plan ref 18037-PL009 REV A – Parking Strategy



		applicant shall indicate the number and location of parking spaces to be provided for the Childcare facilities staff members and parent parking.	5 no staff and 6 no parent drop-off spaces, and 1 Part M compliant space are proposed.	
	b)	The applicant shall submit a site layout plan showing the proposed locations of Electric Vehicle charging points in accordance with DMS-104. The applicant shall also submit a site layout plan showing the electrical ducting for electrical connection points to allow for the future fit out of charging points.	EV charging points shown on drawing 22009-C-DR-101_issue PL3.	Addressed, to refer to drawing ref 22009-C-DR-101_issue PL3, ref 5251-CCE-XXXX-XX-DR-E01-000200 - EV Charging Layout - Sheet 1 of 2 and 5251-CCE-XXXX-XX-DR-E01-000210 – EV Charging Layout – Sheet 2 of 2.
	c)	Applicant to provide auto track swept path analysis for waste collection vehicles throughout the developments.	Vehicle Tracking Drawing provided.	Addressed, please refer to plan ref 22009-C-DR-401_issue PL1.
	d)	The Applicant shall submit the surface water layout indicating the location for road gullies throughout the proposed development in accordance with the Department of Transport Guidelines for Road Drainage. The applicant shall ensure adequate gullies are provided to serve the proposed development. The applicant shall ensure adequate drainage is provided at proposed raised tables.	Surface water layout discussed and agreed with John Connelly OCC. Surface water gullies have been provided at raised tables and wherever required.	Addressed, please refer to plan ref FLA-WELL/GIP/001a.
	e)	The applicant has proposed accommodate surface water on the 4.8m Homezone from Unit No 1 to Unit No 34, Unit 22 to Unit 27, Unit 14 to the South of site including pedestrian and cycle access route by the use	Cross section. The carriageway is designed at a 2.5% crossfall adjacent to swales to allow surface water runoff discharge directly to the swale, removing the need for	Addressed, please refer to plan ref 22009-C-DR-101-issue PL3.

		of a 2.5% road crossfall to a swale which runs parallel to the Homezone. The Tullamore Municipal District are concerned in relation to this proposal. The applicant shall submit full design details and calculations in relation to this proposal. The applicant is advised to contact Tullamore Municipal District to discuss proposal prior to submitting Further Information.	gullies at these locations. This was discussed and agreed with John Connelly at OCC.	
	f)	The Applicant shall ensure a class 1 petrol/ oil interceptor is installed to service the development. Please note any surface water collected from impermeable trafficked surfaces must pass through the petrol interceptor prior to discharge.	Class 1 NSBE020 bypass separator specified will immediately upstream of manhole S10. All surface water discharging from the site will pass through this separator.	Addressed, please refer to plan ref 22009-C-DR-201_ issue PL3.
	g)	The applicant shall submit details in relation to the proposed outfall levels and flood level and the capacity of the receiving waters. The applicant shall note that the Puttaghan area is shown on floodmaps.ie as an area which is prone to flooding. The applicant shall address this concern.	The development was subject to a Site-Specific Flood Risk Assessment in accordance with the OPW Flood Risk Management Guidelines. A report on this SSFRA was included with the planning submission. The report on this site is not at risk of flooding and the development is appropriate from a flood risk perspective. John Connelly reviewed this report and accepted this conclusion.	Addressed, please refer to plan ref 22009-R-SSFRA issue PL1.
	h)	The Tullamore Municipal District are concerned that the proposed Homezone from unit 01 to Unit 39 is essentially a looped road due to the grasscrete route for refuse vehicles at the northwest corner of the site. This grasscrete route for vehicles and the lack of adequate turning area for the vehicles accessing the apartments to the northwest will result in a number of private vehicles utilising this route, which will reduce safety of the Homezone. The applicant shall address this issue and address the lack of turning bays for refuse vehicles. The applicant	Following further discussion with John Connelly of OCC it was agreed that the grasscrete as proposed is appropriate and is now retained as part of the proposal.  Additional amendments were also agreed and have been provided as follows: <ul style="list-style-type: none"> <li>• Footway connecting to Harbour Walk amended to provide to open space.</li> </ul>	Addressed – refer to plan ref 22009-C-DR-101_issue PL3 & 22009DR-103_issue PL3 and PL003 Rev A Site Layout

		is advised to contact Tullamore Municipal District to discuss proposal prior to submitting Further Information.	<ul style="list-style-type: none"> <li>• Eastern Homezone extended to boundary line.</li> <li>• Courtesy crossing provided adjacent to unit 89.</li> <li>• Minimum 0.3m wide buffer provided between perpendicular parking bays and adjacent footway.</li> <li>• Grasscrete detail provided.</li> <li>• Minimum 0.3m wide buffer provided between perpendicular parking bays and footway.</li> <li>• Courtesy crossings provided at table tops wherever possible along road</li> </ul>	
	i)	The applicant shall submit long sections of the proposed surface water pipe network and details in relation to the proposed discharge location/outfall for the surface water from the proposed development. Including proposed outfall levels and flood level and the capacity of the receiving waters. The applicant shall note that the Puttaghan area is shown on the floodmaps.ie as an area which is prone to flooding. The applicant shall address this concern.	<p>Surface Water Longitudinal Sections provided on drawing 22009-C-DR-203 issue PL3.</p> <p>Furthermore, the development was subject to a Site-Specific Flood Risk Assessment in accordance with OPW Flood Risk Management Guidelines. A report on this SSFRA was included with the planning submission. The report concluded that the site is not at risk of flooding and the development is appropriate from a flood risk perspective John Connolly reviewed this report and accepted this conclusion.</p>	Addressed, please refer to drawing ref 22009-R-SSFRA issue PL1.
3. OCC Roads Designs	a)	The Applicant is to provide swept path analysis of all vehicle movements within the proposed development including HGV's/ Refuse Trucks to ensure that there is sufficient turning capacity for safe access	Vehicle Tracking Document provided.	Addressed, please refer to plan ref 22009-C-DR-401_issue PL1

		and egress. In addition, details of turning circles to be provided-within the development.		
	b)	<p>Applicant to submit the following information for public lighting street design:</p> <p>i) Street lighting within the new development shall be appropriately designed LED lighting. LED lighting design to be submitted for a colour temperature of 3300K or below (Warm White).</p> <p>ii) Lighting levels and arrangements shall not cause excessive glare or distraction to road users or adjoining property owners. The lighting arrangements at all locations shall be adequately cowled to prevent light overspill beyond the boundaries of the property. Applicant to provide details of same.</p> <p>iii) Measures to avoid glare and light spill to adjoining residential properties and onto the road network in the vicinity shall include the use of diffusers, cowls, canopies and protective baffles where appropriate. Applicant to provide details of same.</p> <p>iv) A lighting design using lighting reality design or similar approved to be submitted to Offaly County Council for new lights to be designed by a competent lighting designer.</p> <p>v) Applicant to confirm landscaping layout will have minimum 3m radius around the public lighting columns clear of tree planting.</p> <p>vi) Applicant to confirm scheme will be cabled in &gt;6sq mm cable and meet with I.S. 10101:2020 standard.</p>	Revised as required	Addressed, please refer to plan ref 5251-CCE-XXXX-XX-DR-E01-000100 Public Lighting Layout – sheet 1 of 2 and plan ref 5251-CCE-XXXX-XX-DR-E01-000110 Public Lighting Layout – sheet 2 of 2.

SC	c)	Applicant to indicate measures to extend existing footpath and new public lighting along L1024 to extents of new development. Consultation with Tullamore MD required and details to be submitted.	Footpath extended north east along L1024 to connect to existing access to adjacent property.	Addressed refer to plan ref 5251-CCE-XXXX-XX-DR-E01-000100 - Public Lighting Layout Sheet part 1 of 2 and ref 5251-CCE-XXXX-XX-DR-E01-000110 - Public Lighting Layout Sheet part 2 of 2.
4. OCC Housing		The applicant has proposed the build and transfer of "Block B" to an approved housing body containing 38 Units (28x 1 Beds & 10 x 2 Beds). Although this proposal could in theory satisfy Part V OCC have no agreement in place with an Approved Housing Body or the Developer for this arrangement. This proposal is not acceptable to the OCC Housing Section and further discussions are needed on alternatives. The applicant is requested to discuss the proposal with John Cunningham Senior Engineer OCC Housing Section and submit a revised proposal.	<p>JFD met John Cunningham (JC) of OCC on 28th July 2023, who confirmed on behalf of OCC that the required 22no. PART V units can be provided as 1 &amp; 2 bed apartments if the 22no. units are kept separated from the remaining 16no. units in the Block B apartment block. Revised plans are submitted showing such revisions to the layout of Block B. Clúid Housing has provided written confirmation that it would be willing to work with JFD in delivering these homes, subject to further detailed discussion following the grant of planning permission.</p> <p>The above changes have necessitated revisions to the PART V Statement which includes the following changes.</p> <ul style="list-style-type: none"> <li>- Apartment no. 131 will no longer form part of the agreement and it will be replaced with Apartment no. 133, both are 1 bed apartments.</li> <li>- As some of the abnormal cost for the building are related to only the 22no. Apartments which has an effect on the costings originally submitted, as detailed in the RFI 4 OCC Housing Updated PART V</li> </ul>	Refer to RFI 4 OCC Housing PART V Statement revised and plans PL401 Rev A & PL402 Rev A

			<p>Statement rev Table 2 Part V Schedule of Accommodation &amp; Approximate Costs and rev Table 3 Abnormal Costs.</p> <p>The PART V Statement demonstrates that the required 22 no. 1 and 2 bed apartments can be provided on site in a manner consistent with the requirements of OCC and a housing provider, Cliud, and accordingly are in accordance with policy and legislation regarding Part V developments.</p>	
5.		<p>Traffic Infrastructure Ireland has examined the above application and considers that it is at variance with official policy in relation to control of development on/affecting national roads, as outlined in the DoECLG Spatial Planning and National Roads Guidelines for Planning Authorities (2012), as the proposed development by itself, or by the precedent which a grant of permission for it would set, would adversely affect the operation and safety of the national road network for the following reason (s):</p> <p>The Authority is of the opinion that insufficient data has been submitted with the planning application to demonstrate that the proposed development will not have a detrimental impact on the capacity, safety, or operational efficiency of the national road network in the vicinity of the site.</p> <p>The Traffic Assessment does not include an assessment of the impact on the N52 Ardan Roundabout. The report should be revised to include an assessment on this junction. Please submit a response to OCC to TII concerns.</p>	<p>The Traffic Assessment report Has been updated to address the matters raised by TII. The LRD residential development will add approximately 18 cars 2-way to the roundabout in each of the Am and PM peak hours, equating to less than 1% of the traffic on the junction, which is considered to be negligible and acceptable.</p>	<p>Refer to RFI Submission NRB Report 4 Sep 2023.</p>

6.		<p>The applicant should note that a number of third-party submissions are on file and the applicant is invited to address the issues raised. In this regard, please submit photomontages of the proposed apartments as seen from the rear gardens of dwellings in Arden Vale.</p>	<p>The third party comments have been reviewed and the planning issues summarised (see attached table), which notes amendments to the proposal as originally submitted to address concerns where possible and appropriate. It must be accepted that not all comments can and should be addressed. There is potential for third parties themselves to have conflicting issues, raise issues of a non-planning matter or raise concerns which are unreasonable or disproportionate to address.</p> <p>In this latter regard, this site has been designated for housing development – being within the adopted County Offaly Development Plan, zoned as residential, and within an Opportunity Site. It is partly brownfield and has been recognised as being appropriate for development for some time and it is inherent within this zoning, and to meet the OCDP objectives for compact sustainable settlements, that overall density of development will be relatively high, established primarily by the context to the site.</p> <p>The Development Plan was subject to detailed scrutiny and available for comment during its preparation. The proposed zoning was advertised for public comment and, following the consultation period, representations (including those of the OPR) were considered by officers and Councillors of OCC. Objections that relate to the principle of development on this site, therefore, cannot be sustained based on perceived impact or without evidence of harm. To refuse to grant permission for the development</p>	<p>See attached table ref RFI 6 Response to Reps and photomontage.</p>
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			<p>in principle, without highways objections being substantiated with technical evidence would undermine the Plan-led process.</p> <p>Where possible, and following extensive and direct consultation, the Applicant has included detail to address concerns expressed by immediate-surrounding residents ie, those which will be most impacted by the development (including boundary treatment, housing types, orientation, construction traffic routes, access to pumping station). It is considered that the impact will be one of changed environment, which must be expected by residents on edges of built form within the settlement limit. There will, however, be no level of harm unacceptable to residential amenity, as evidenced in the application documentation material. It is recognised that the Development Plan seeks to maximise density and refers to potential for taller buildings on zoned sites, and within the town. Whilst there is potential for supporting 4+ storey development over a greater part of the site (ie increasing density and developed area), the Applicant team considers that the proposal as submitted is the appropriate density, layout and design for this site due to its location towards the edges of the town and based on the single, two storey and rising to four storey of existing and proposed developments in the vicinity.</p> <p>It is considered now appropriate to grant permission for the development as any further delay to the start of works on site will result in delays to the provision of much needed</p>	
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			<p>housing, affecting the delivery of the housing component of the Development Plan, which is already 33% through its plan period. Concerns about change to existing residential environments which may occur following development on zoned land by those existing residents should not affect the delivery of housing for those existing and future households which currently face considerable difficulty in securing appropriate housing.</p>	
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