

FÓGRA CRUINNITHE

**Special Meeting of Wexford County Council
On Monday 6th September, 2021 – 5.30pm**

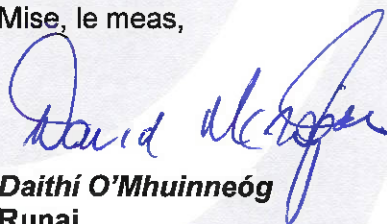
**The Street, County Hall, Wexford County
Council**

A Chara,

Tionólfar cruinniú de'n Chomhairle mar a léirítear thuas. Tá súil agam go mbeidh tú i láthair.

Beidh Clár ordaithe an Bhainisteóra ar fail i rith an chruinnithe.

Mise, le meas,



Daithí O'Mhuinneóg
Runai

AGENDA

1. **Section 12 of the Planning and Development Act 2000 (as amended) - Consideration of the Draft Wexford County Development Plan 2021-2027 and Chief Executive's Report on the Submissions and Observations received on same.**
2. **Deferred Notices of Motions - Special County Council Meeting 14th June, 2021**
3. **Notices of Motion**

2.Deferred Notices of Motions from Special Meeting of Wexford County Council 14th June, 2021

	Councillor Name	Relevant Submission	Motion	Reason
2.1	Cllr. L. Kelly	WXF-C3-153 Helen Corish-Wylde and Cllr. David Hynes	<p>With regard to old post boxes in Wexford Town (NIAH references below) and the Chief Executive’s recommendation to not add these to the Record of Protected Structures, I propose that we do not accept this recommendation and that these post boxes are added to the Record of Protected Structures.</p> <p>Old Post Boxes</p> <ul style="list-style-type: none"> • O’Hanrahan’s Station (15500035) • Spawell Road (15500024) • North Main Street (15503093) • School Street (15502161) • St John’s Road (15502091) • John Street Upper (15502127) • Maudlintown (15509004) • Barrack Street (15505081) • Kevin Barry Street (15505087) • Trinity Street (15505102) • Distillery Road (15507023) 	To secure their use and preservation into the future and to protect the architectural heritage of the area.

2.2	Cllr. M. Bell	WXF-C3-153 Helen Corish-Wylde and Cllr. David Hynes	<p>With regard to the structures listed below and the Chief Executive's recommendation to not add these to the Record of Protected Structures, I propose that we do not accept this recommendation and that these structures are added to the Record of Protected Structures.</p> <ul style="list-style-type: none"> • Old Fountain at Upper John Street (NIAH Ref. 15502113) • The Trough at Davitt Road North/Wygram (NIAH Ref. 15502063) • The Swan, The Faythe (NIAH Ref. 15505088). 	To ensure the preservation of these structures into the future and to protect the architectural heritage of the area.
2.3	Cllr. K. Codd - Nolan	<p>WXF-C3-94 Wexford Environmental Network (WEN)</p> <p>WXF-C3-146 Wexford Greens</p> <p>WXF-C3-156 Larry Dunne</p>	<p>To insert additional Section in Volume 2 Development Management Manual after Section 5.4 Home Based Economic Activity on page 67 as follows:</p> <p>Remote Working <u>As a result of the move towards remote working the development of a home office for use by the occupiers of the dwelling will be considered in addition to a detached garage or store where:</u></p> <ul style="list-style-type: none"> • <u>The unit is located within the curtilage of the dwelling;</u> • <u>The unit does not exceed 15 sqm and is single storey;</u> • <u>The design and external finishes are</u> 	To reduce the need for travel for work and support the achievement of local, regional and national transport and climate change objectives.

			<p><u>compatible with the dwelling and the external materials are durable;</u></p> <ul style="list-style-type: none"> • <u>The unit would not adversely impact on existing effluent treatment systems;</u> • <u>The unit would not result in any significant loss of privacy or amenity to any adjoining property; and</u> <p><u>The unit is only used for remote working associated with the occupants employment.</u></p>	
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2.4	Cllr. J. Fleming	WXF-C3-40 Balfe	<p>To amend the Chief Executive's Recommendation, CE OPR 19, on page 91 of the Chief Executive's Report relating to the definition of Category A Housing for Persons with a Demonstrable Social Functional Rural Housing need to live in Strong Urban Influence Rural Areas as follows:</p> <p>A person who has lived fulltime for a minimum period of 10 <u>6</u> years in that local rural area and the site is within 5km <u>8km</u> radius of where the applicant has lived or is living and who has never owned rural house <u>who can have owned a rural house. (See Point 4 in Definitions and Notes regarding owning a rural house).</u> <u>The dwelling must be the person's permanent place of residence.</u> The person can work from home or commute to work daily.</p>	In the interests of sustainable rural development.
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2.5	Cllr. J. Fleming	WXF-C3-40 Balfe	<p>To amend the Chief Executive's Recommendation, CE OPR 19, on page 92 of the Chief Executive's Report relating to the definition of Category A Housing for Persons with a Demonstrable Social Functional Rural Housing need to live in Stronger Rural Areas as follows:</p> <p>A person who has lived fulltime for a minimum period of 40 <u>6</u> years in that local rural area and the site is within 7km<u>15km</u> radius of where the applicant has lived or is living and who has never owned rural house who can have owned a rural house. (See Point 4 in Definitions and Notes regarding owning a rural house). <u>The dwelling must be the person's permanent place of residence.</u> The person can work from home or commute to work daily.</p>	In the interests of sustainable rural development.
2.6	Cllr. J. Fleming	WXF-C3-40 Balfe	<p>To amend the Chief Executive's Recommendation, CE OPR 19, on page 91-92 of the Chief Executive's Report relating to the definition of Category A Housing for Persons with a Demonstrable Social Functional Rural Housing need to live in Structurally Weak Rural Areas as follows:</p> <p>A person who has lived fulltime for a minimum period of 40 <u>6</u> years in that local rural area and the site is within 40km<u>20km</u> radius of where the applicant has lived or is living and who has never owned rural house who can have owned a rural house. (See Point 4 in Definitions and Notes regarding owning a rural house). <u>The dwelling must be the person's permanent place of residence.</u> The person can work from home or commute to work daily.</p>	In the interests of sustainable rural development .

2.7	Cllr. J. Fleming	WXF-C3-40 Balfe	<p>To insert the following text under Category A in the Structurally Weak Rural Areas section of Table 4.6 Criteria for One-Off Rural Housing in Section 4.6 Single Housing in the Open Countryside:</p> <p><u>The speculative development of two-house clusters will be considered in Structurally Weak Rural Areas. These houses will have shared vehicular access to the public road and each dwelling must be occupied as the future owner's permanent place of residence.</u></p>	In the interests of the sustainable rural development.
2.8	Cllr. J. Fleming	WXF-C3-64 Construction Industry Federation	<p>To amend the Chief Executive's Recommendation CE CH4.14 on page 262 of the Chief Executive's Report as follows:</p> <p>To require new apartment developments to comply with the Specific Planning Policy Requirements and Standards set out in the Apartment Guidelines for Planning Authorities (Department of Housing, Environment and Local Government, 2018,2020), where relevant. Proposals for apartment block developments in excess of 50 units will also be assessed having regard to the nature of existing developments in the area, existing and planned social facilities and the need to ensure that apartment developments contribute to the development of sustainable communities into the future. <u>Each apartment should have its own door access to the external street/external communal access area.</u></p> <p>To amend Section 3.12.3 Apartment Standards and Design on page 46 in Volume 2 Development Management Manual as follows:</p>	To increase the attractiveness of apartments as homes and in the interests of developing sustainable communities

			<p>An apartment refers to a dwelling unit that is not a house and may comprise an apartment or duplex unit. <u>Each apartment should have its own door access to the external street/external communal access area.</u> All apartments, including the new concept 'Built to Rent' and 'Shared Living' residential accommodation, must comply with the Sustainable Urban Housing Design Standards for New Apartments, Guidelines for Planning Authorities, (DECLH, <u>20182020</u>), in particular, the specific planning policy requirements (SPPR) set out therein. Table 3-4 provides a summary of Section 2-5 of the Guidelines, relevant SPPRs and where they are addressed in this Plan with Table 3-5 setting out the detail of SPPR 3-6.</p>	
2.9	Cllr. F. Staples	WXF-C3-64 Construction Industry Federation	<p>To amend Section 4.9.6 Modular Homes and Objective SH48 in Chapter 4 Sustainable Housing on page 142 as follows:</p> <p>Section 4.9.6 Modular Homes and Pre-fabricated Timber Homes</p> <p><u>Alternative forms of house construction are evolving, and in many cases, are resulting in more sustainable houses e.g. timber framed homes have a lower carbon footprint than concrete built homes. As these houses may be cheaper to develop, they also offer a more affordable housing option for many people. While the Council encourages the development of sustainable housing, there are concerns about the suitability of some building forms and associated external finishes, both in rural and urban settings.</u></p>	To give people the opportunity to provide an affordable home for themselves and their families subject to proper planning and sustainable development.

In all cases, where permission is sought for these homes in the open countryside, the developments will be assessed as one-off rural housing for occupation as a permanent residence, and accordingly the applicant will be required to demonstrate compliance with the local need criteria for the rural area type that the subject site is located within. A permanent residence condition will also be attached to the planning permission. The dwelling will be deemed to have fulfilled the applicant's rural housing need, and going forward, the applicant will therefore be considered to have previously owned a rural home. Notwithstanding, and in the case of a pre-fabricated timber dwelling only (e.g. log cabin type structure), the Council will consider the replacement of the structure with a house of more permanent construction by the same applicant on the same site subject to compliance with all normal planning and environmental criteria.

As these developments are assessed as independent dwellings in the open countryside, it must have its own site edged red, comply with minimum site size requirements, be served by its own independent wastewater treatment system and water supply, provide a safe vehicular entrance that meets the minimum sightline requirements for the road on which the site is located, and comply with all other normal planning and environmental criteria and the relevant standards set out in

Volume 2 Development Management Manual.

Modular Units

The use of modular units as permanent residences will be given consideration in rural and urban locations on a case-by-case basis. It must be demonstrated that the units will ~~be~~ provide a high quality, sustainable construction with a lifetime similar to concrete construction (minimum 60 years). The external finishes of the units must be in keeping with the local vernacular finishes, and in this regard the units must therefore have an external plaster finish and normal roof slates. The units must comply with all other standards pertaining to residential developments.

Pre-fabricated Timber Homes (Log Cabins) in Rural Nodes and the Open Countryside

The Council will consider the development of pre-fabricated timber homes e.g. log cabin type structures on a case-by-case basis on sites in the open countryside, and will have regard to the following as part of that assessment:

- The siting of the unit must complement its rural setting, be sensitively sited to ensure that it blends in with its surroundings and landscape setting, is not visually prominent especially when viewed from approach roads to the four main towns, scenic routes (see Section 5 in Volume 7 Landscape

Character Assessment) or detract from landscape character units which are assigned medium or high landscape sensitivity (see Section 5 in Volume 3.2 Landscape Character Assessment). The unit should be simple in form and design and not have the characteristics of alpine dwellings. The external materials will be considered on a case-by-case having regard to the characteristics of the site, its visual sensitivity and visibility of the unit. The use of a timber external finish may be appropriate on some rural sites where the site is well-screened and/or not visually prominent. Where a timber external finish is not considered appropriate, the Council will consider an alternative external finish e.g. render or an appropriate cladding.

- The site must be suitably landscaped, and details of the proposed landscaping must be submitted with the planning application. The planting should be specified by a suitably qualified person. Where a timber finish is proposed the tree planting must be at a density that will provide a woodland setting. The landscaping must be carried out before commencement of construction.
- The development must comply with all relevant Building Control

Standards.

**Pre-fabricated Timber Homes
in Towns and Villages**

In general, the Council will not consider the development of these units as an appropriate residential unit in the back garden of an existing dwelling house in a town or village setting. The Council may give consideration where it will be on its own self-contained site with independent vehicular access and private open space. The structure must be simple in form and design, must not detract from visual amenity and must be in keeping with the existing built form and character of the area. In general, they will not be considered on the main thoroughfares in the town or village or in visually prominent locations. Where a timber external finish is not considered appropriate, the Council will consider an alternative external finish e.g. render or an appropriate cladding. The applicant will submit a planting plan prepared by a suitable qualified person to provide appropriate screening for the unit. The development must all comply with all relevant Building Control Standards.

Objective SH48

To consider the use of modular units and pre-fabricated timber homes for use as a permanent residence where it complies with the requirements of this section and all other normal planning and environmental criteria.

2.10	Cllr. F. Staples	WXF-C3-64 Construction Industry Federation	<p>To amend the 2nd bullet point on page 37 in Section 3.1.2 Standards for Single Dwellings in Rural Areas in Volume 2 Development Management Manual on page as follows:</p> <ul style="list-style-type: none"> New rural dwellings must be well-designed, simple, unobtrusive, respond to the site's characteristics and be informed by the principles for rural architecture. All new rural dwelling houses should demonstrate good integration within the wider landscape. The external materials should enable the development to blend into the landscape. <u>The visual suitability of pre-fabricated timber homes (e.g. log cabins) on rural sites will also be considered in accordance with the criteria set out in Section 4.9.6 in Chapter 4 Sustainable Housing. may be considered in appropriate settings e.g. forested sites or well-screen sites and where that type of development is not out of character with the existing built form.</u> 	To give people the opportunity to provide an affordable home for themselves and their families.
2.11	Cllr. J. Hegarty	WXF-C3-164 OPR WXF-C3-137 SRA WXF-C3-64 CIF	<p>To amend the following section of Table 4.5 Indicative Densities and Scale</p> <p>Levels 1-4 in the Settlement Hierarchy on pages 87-90 in the Chief Executive's Report as follows:</p> <p><u>Provision for Lower Densities in limited cases:</u> <u>To facilitate a choice of housing types within areas, limited provision may be made for lower</u></p>	To ensure that there a range of different house types available in urban areas

			<p>density schemes <u>of 20-35 units per hectare</u> provided that, within a neighbourhood or district as a whole average, densities achieve the densities mentioned above.</p>	
2.12	Cllr. J. Hegarty	<p>WXF-C3-40 Balfe WXF-C3-98 O'Brien</p>	<p>To amend the Chief Executive's Recommendation with regard to rural housing on pages 93 of the Chief Executives Report (Table 4.6 Criteria for Off One Rural Housing) as follows:</p> <p>Coastal Zone</p> <p>A person who has lived full time within the Coastal Zone for a minimum period of 10 years and the subject site is within 3km radius of where the applicant has lived or is living and who has never owned a rural house. (See Point 4 in Definitions and Notes regarding owning a rural house). <u>The person can work from home or commute to work daily.</u></p>	<p>To take into account the new opportunities to work long term from home in County Wexford as opposed to commuting or living in cities and reduce the need for travel for work and support the achievement of local, regional and national transport and climate change objectives.</p>
2.13	Cllr. J. Hegarty	<p>WXF-C3-40 Balfe</p>	<p>To amend the Chief Executive's Recommendation with regard to rural housing on pages page 91-95 of the Chief Executive's Report (Table 4.6 Criteria for Off One Rural Housing) by inserting the following wording in all places where there is reference to a person having to live in the area for 10 years:</p> <p>A person who has lived fulltime <u>in a principal residence</u> within the Coastal Zone for a minimum period of 10 years (<u>not necessarily concurrently and at any time in their life</u>) and the subject site is within 3km radius of where the applicant has lived or is living and who has never owned a rural house.</p>	<p>To ensure that those people with childhood and family links to County Wexford are facilitated in returning to rural Wexford in the interests of sustainable communities and rural revitalisation.</p>

2.14	Cllr. J. Hegarty	<p>WXF-C3-94 Wexford Environmental Network (WEN)</p> <p>WXF-C3-146 Wexford Greens</p> <p>WXF-C3-156 Larry Dunne</p>	<p>To insert a new objective in Section 6.6.5 Place in Chapter 6 Economic Development Strategy on page 212 as follows:</p> <p><u>To facilitate remote working and consider the development of home office units for use by the occupiers of the dwelling. The unit shall be attached to the dwelling. In certain circumstances and subject to Section 5.4 Home Based Economic Activity in Volume 2 Development Management Manual the Council will consider detached units.</u></p> <p>To insert additional a new sub-section in Volume 2 Development Management Manual after Section 5.4 Home Based Economic Activity on page 67 as follows:</p> <p><u>Remote Working</u></p> <p><u>As a result of the move towards remote working the development of a home office for use by the occupiers of the dwelling will be considered in addition to a detached garage or store where:</u></p> <ul style="list-style-type: none"> • <u>The unit is located within the curtilage of the dwelling;</u> • <u>The unit does not exceed 15 sqm and is single storey;</u> • <u>The design and external finishes are compatible with the dwelling and the external materials are durable;</u> • <u>The unit would not adversely impact on existing effluent treatment systems;</u> • <u>The unit would not result in any significant loss of privacy or amenity to any</u> 	<p>To reduce the need for travel for work and support the achievement of local, regional and national transport and climate change objectives</p>
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			<p><u>adjoining property; and</u></p> <ul style="list-style-type: none"> • <u>The unit is only used for remote working associated with the occupants employment.</u> 	
2.15	Cllr. M. Whelan	WXF-C3-164 Office of the Planning Regulator	<p>To amend the Chief Executive’s Recommendation reference CE OPR 19 relating to the definition of Category B Housing for Persons with a Demonstrable Economic functional need in the Strong Urban Influence Rural Area, the Stronger Rural Area and the Structurally Weak Rural Area Types on pages 91 – 93 of the Chief Executive’s Reports by adding the following text to the definition:</p> <p><u>Functional economic need will also be related to persons who are working in that particular local rural area in a non rural-resource based activity where such employment is full-time and permanent. The applicant must be able to provide documentary evidence that the employment is full-time and permanent.</u></p>	To encourages families to move to the rural area where they work, contributing to a better balanced lifestyle and to help sustain rural services such as schools, post offices and shops.
2.16	Cllr. M. Whelan	WXF-C3-164 Office of the Planning Regulator	<p>To insert the following new text in Commercial Development in Rural Areas in Section 6.7.5.6 after the third paragraph on page 239 in Chapter 6 Economic Development Strategy:</p> <p><u>In recognising the importance of entrepreneurial spirit in setting up small businesses, the Council will permit the development of small workshops within the curtilage of a dwelling subject to the normal planning criteria and assessment of impacts on neighbouring properties. These units will be linked to the occupier of the dwelling and accessed through the same vehicular access to the dwelling. Such developments will be considered as commercial</u></p>	

			<p><u>properties and subject to additional controls.</u></p> <p>To insert a new Commercial Development in Rural Areas Objective on page 240 after Objective ED118:</p> <p><u>To facilitate the development of small workshops within the curtilage of a dwelling to facilitate the setting up of a small business subject to the criteria set out Section 6.7.5.6 Commercial Development in Rural Areas and normal planning criteria and assessment of impacts on neighbouring properties.</u></p>	
2.17	Cllr. A. Bolger	<p>WXF-C3-164 OPR</p> <p>WXF-C3-137 SRA</p> <p>WXF-C3-64 CIF</p>	<p>To amend the following section of Table 4.5 Indicative Densities and Scale</p> <p>Levels 1-4 in the Settlement Hierarchy on pages 87-90 in the Chief Executive's Report as follows:</p> <p><u>Provision for Lower Densities in limited cases:</u></p> <p><u>To facilitate a choice of housing types within areas, limited provision may be made for lower density schemes of 20-35 units per hectare provided that, within a neighbourhood or district as a whole average, densities achieve the densities mentioned above.</u></p>	To ensure that there is a range
2.18	Cllr. M. Sheehan	<p>WXF-C3-64 Construction Industry Federation</p>	<p>To amend Objective SH14 in Chapter 4 Sustainable Housing, page 119 as follows:</p> <p>Objective SH14</p> <p>To require new apartment developments to comply with the</p>	To ensure that new apartments provide and deliver high quality living accommodation suitable for a range of

			<p>Specific Planning Policy Requirements and Standards set out in the Apartment Guidelines for Planning Authorities (Department of Housing, Environment and Local Government, 2018-2020), <u>save for the following deviation which is to require the floor area of all new apartments in settlements with a population less than 8,500 persons (as of Census 2016) to be a minimum of 90m².</u></p> <p>Proposals for apartment block developments in excess of 50 units will also be assessed having regard to the nature of existing developments in the area, existing and planned social facilities and the need to ensure that apartment developments contribute to the development of sustainable communities into the future.</p> <p>To amend Table 3-6 Specific Planning Policy Requirements 3-6 of the Apartment Guidelines on page 49 in Volume 2 Development Management Manual as follows:</p> <p>*The Guidelines outline that the floor area parameters set out in SPPR 3 shall generally apply to apartment schemes but do not apply to purpose-built and managed student housing. <u>The Council will require the floor area all new apartments in settlements with a population less than 8,500 (as of Census 2016) to be a minimum of 90m².</u></p>	<p>household types and tenures.</p>
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2.19	Cllr. A. Browne	WXF-C3-164 Office of the Planning Regulator	To amend, as follows, the Chief Executive's Core Strategy Recommendations set out in CE OPR 10 on pages 72-77 and CE OPR 12 on pages 78-82 in the Chief Executive's Report and all associated tables and references in the Chief Executive's Report and the Draft Plan including revision of the Housing Strategy: To frontload the full 30% population growth to Enniscorthy Town for this plan period 2021 – 2027.	In order to secure a critical mass of population to support its strategic growth and development of Enniscorthy as a Large Town.
2.20	Cllr. M. Farrell	WXF-CE-137 Southern Regional Assembly WXF-C3-164 Office of the Planning Regulator	To amend the Chief Executive's recommended 'Table 4.5 Indicative Density and Scale of Residential Development for Level 1-4 Settlements' in Section 4.7.2.1 Density of Residential Developments (Chapter 4 Sustainable Housing, Volume 1) as follows:	To ensure that the density of development in smaller towns and villages reflects the density of existing development where appropriate in the interests of proper planning and sustainable development of the settlements.

Small Towns and Villages

Centrally Located Sites

Within a given smaller town or village, there can be marked variations in development context which affect the density of development and external space standards needed to take account of those contexts. Because of the variety of contexts and the probability of mixed use developments, it is difficult to be prescriptive about the level of density recommended. However, within centrally located **small infill** sites, densities of **30-40+ dwellings per hectare for mainly**

residential schemes may be appropriate or for more mixed use schemes.

Development of larger greenfield sites, which are not zoned under a local area plan or settlement plan, will be subject to overall densities of 20-35 dwellings per hectare but will be required to provide a minimum of 40% for community or open space uses. Applications for residential developments of a maximum of 15 dwellings on a defined site will be required and further development will be considered once the first scheme has been satisfactorily completed.

Edge of Centre Sites

The emphasis will be on achieving successful transition from central areas to areas at the edge of the smaller town or village concerned. Development of such sites tend to be predominantly residential in character and given the transitional nature of such sites, densities to a range of 20-35 dwellings per hectare will be appropriate including a wide variety of housing types from detached dwellings to terraced and apartment style accommodation. On un-zoned lands applications for residential developments of a maximum of 15 dwellings on a defined site will be required and further development will be considered once the first scheme has been satisfactorily completed.

Edge of Small Town/Village

In order to offer an effective alternative to the provision of single houses in surrounding unserviced rural areas, it is appropriate in controlled circumstances to consider proposals for developments with densities of less than 15 - 20 dwellings per hectare along or inside the edge of smaller towns and villages, as long as such lower density development does not represent more than about 20% of the total new planned housing stock of the small town or village in question. This is to ensure that planned new development in small towns and villages offer a range of housing types, avoiding the trend towards predominantly low density commuter-driven developments around many small towns and villages within the commuter belts of the principal cities and other similar locations. Such lower density development also needs to ensure the definition of a strong urban edge that defines a clear distinction between urban and the open countryside. On un-zoned lands applications for residential developments of a maximum of 15 dwellings on a defined site will be required and further development will be considered once the first scheme has been satisfactorily completed.

3. Notices of Motion

	Councillor Name	Relevant Submission	Motion	Reason
3.1	Cllr. M. Farrell, Cllr. P. Barden, Cllr. Jackser Owens, Cllr. Leonard Kelly, Cllr. John O'Rourke, Cllr. David Hynes, Cllr. Anthony Connick		We propose that all considerations in relation to the Draft County Development Plan be suspended pending the publication of the legislation in support of the cabinet decision to extend the period of consideration of all county development plans for 1 year, and that the council shall extend the period of formation of the plan for the maximum period allowable under the new legislation to enable the Councillors to properly consider the implications of various circulars from the Minister since the formation of the draft plan.	
3.2	Cllr. M. Farrell, Cllr. P. Barden, Cllr. Jackser Owens, Cllr. Leonard Kelly, Cllr. John O'Rourke, Cllr. David Hynes, Cllr. Anthony Connick		We proposed that draft county development plan be amended to provide for general densities in the range of 20 to 50 per hectare, and under 20 to be discouraged" and that the executive draft the appropriate amendments to the core strategy to give effect to this amendment.	To give effect to the Ministerial directive of the 24 th April, Specifically, the Minister has clarified that densities less than 30 dwellings per hectare are not precluded in large town locations and that it is necessary to exercise discretion and substantial flexibility in the application and assessment of the residential development at the periphery of large towns, particularly at the edge of towns in a rural context. In addition, it is considered that if

				housing densities are reapplied inflexibly, as now proposed, inadequate housing provision would ensue based on market forces and local demand considerations.
3.3	Cllr. P. Breen	WXF-C3-34 Transport Infrastructure Ireland	<p>To amend Section 8.7.1.1 National Roads Projects on pages 313 -314 of the Draft Plan as follows:</p> <p><u>N11/N25 Oilgate to Rosslare Europort Harbour</u></p> <p>The improvement of road linkages to Rosslare Europort is supported in the NPF, the National Development Plan 2018 – 2027, the National Marine Planning Framework and the RSES for the Southern Region.</p> <p>The first Concept and Feasibility phase for the Oilgate to Rosslare Europort project was completed in 2011. A Route Selection report completed at that time identified a Preferred Route Corridor. However, it has been determined that, given the lapse of time which has passed since 2011, the scheme would be reviewed from the start. After a comprehensive feasibility and constraints study, 8 scheme options are currently being considered.</p> <p><u>Following an option selection process which assessed possible route options against Economic,</u></p>	To update the project in light of progress in the scheme's development.

			<p><u>Safety, Environmental, Accessibility & Social Inclusion, Integration and Physical Activity criteria, and examined multi-modal scheme options and alternatives, a preferred scheme option corridor was selected and published in June 2021. Following detailed scheme design and the completion of environmental and appropriate assessment processes, it is anticipated the scheme could proceed through the statutory planning processes in 2023.</u></p>	
3.4	Cllr. B.A. Murphy	WXF-C3-24 EPA	<p>To amend the Energy Strategy as follows:</p> <p>1. Amend text on page 5-6 in Section 1.5 Strategic Environmental Assessment and Appropriate Assessment as follows:</p> <p>The Energy Strategy has been subject to Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA) as part of the Pre-Draft Wexford County Development Plan 2021-2027. It was found that impacts could arise on Biodiversity, Water Quality, Landscape/Visual Amenity and Material Assets as a result of renewable energy development in the County; however, it was also found that there will be long term positive benefits to the environment as a result of a reduced reliance on imported fossil fuels.</p>	<p>To clarify issues in relation to the iterative Strategic Environmental Assessment process and to streamline how the process is documented in the Environmental Report.</p>

			<p>Mitigation measures were incorporated into the Energy Strategy as part of the formulation of policies and having consideration to consultation with environmental authorities. The full SEA and AA are contained in Volumes 12 and 13 of the Pre-Draft Wexford County Development Plan 2021-2027</p> <p>Delete the first two paragraphs in Section 5.4 How the SEA Informed the Wind Energy Strategy on page 61.</p>	
		WXF-C9-109 3CEA	<p>2. Amend Chief Executives recommendations CE V10.6 and CE V10.8 in the Chief Executive's Report Book 5 as follows:</p> <p>CE V10.6 Amend last column of Table 5 to reflect 70% RES-E rather than 53.8%, page 24. <u>The final Plan will include the breakdown of the figures for each of the renewable energy types.</u></p> <p>CE V10.8 Amend last column of Table 6 to reflect 70% RES-E rather than 53.8%, page 25. <u>The final Plan will include the breakdown of the figures for each of the renewable energy types.</u></p>	To update figures to reflect the new National Energy and Climate Plan 2021-2030 and to ensure that the Energy Strategy is consistent with such.
		WXF-C3-168 SSE Electricity	<p>3. Amend text on page 106-107 in Section 7.1 Marine Renewables as follows:</p> <p>The Framework Directive for Maritime Spatial</p>	To include reference to the new National Marine Planning Framework and to ensure that the Energy Strategy is

		<p>Planning (Directive 2014/89/EU) was transposed into Irish Law through Part 5 of the Planning and Development (Amendment) Act 2018 and requires that a Maritime Spatial Plan for Ireland must be in place by 31 March 2021. The Minister may prepare one overall marine spatial plan or different marine spatial plans for different parts of the maritime area, which will be known collectively as the National Marine Planning Framework. The National Marine Planning Framework Baseline Report, published by the Department of Housing, Planning and Local Government in 2018, states that the development of our offshore resource will be critical to the achievement of our 2030 renewable energy obligations. Investment in the electricity grid will be required to reinforce the onshore grid, ensuring that the overall power system is capable of handling potentially large volumes of variable renewable offshore generation. A Marine Planning Policy Statement (consultation draft) has also been published which sets out core principles to inform the evolving marine planning and development management process.</p> <p><u>This plan, known as the National Marine Planning</u></p>	<p>consistent with such.</p>
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Framework (NMPF) in Ireland, is a 20-year plan for the country's maritime areas. It provides the overarching framework for marine decision-making that is consistent, evidenced based and secures a sustainable future for our country's marine area. It contains a series of overarching policies over environmental, social and economic themes, and provides sectoral policies for 16 sectors ranging from renewable energy, aquaculture, port, harbours and shipping to tourism and defence. The NMPF is a parallel document to the National Planning Framework, which guides terrestrial planning and development.

The Maritime Area Planning Bill 2021 also seeks to establish a coherent and comprehensive marine planning system to manage development and activities in Ireland's seas. It will establish in law a new planning regime for the maritime area. It will replace existing State and development consent regimes and streamline arrangements on the basis of a single consent principle, i.e. one State consent (Maritime Area Consent) to enable occupation of the Maritime Area and one development consent (planning permission), with a single environmental

			<p><u>assessment. This legislation is designed to work for all types of development – from the smallest structures to the largest offshore windfarm proposal and will be critical to ensuring Ireland meets its ambitious offshore renewable targets.¹</u></p>	
		<p>WXF-C3-164 OPR</p>	<p>4. Amend all references in the Energy Strategy to reflect the recommended amendments to the Settlement Hierarchy in the Chief Executive's Report Book 1 and amend Maps 5,6 and 14 accordingly. This will include providing appropriate exclusion zones around these settlements where appropriate in the changing the 'open for consideration' areas for both wind and solar energy development.</p> <p>¹ https://www.gov.ie/en/press-release/eef3c-taoiseach-and-ministers-launch-national-marine-planning-framework-and-publish-maritime-area-planning-bill/</p>	<p>To ensure the Energy Strategy takes account of, and is consistent with, the Settlement Hierarchy as proposed to be amended in the Chief Executive's Report Book 1.</p>
		<p>WXF-C3-136 IWEA WXF-C3-144 Terra Solar WXF-C3-151 KIO</p>	<p>2. Amend Map 6 to exclude Designated Sites and Distinctive Landscapes from the Area Open for Consideration for Solar Farms.</p>	<p>To correctly display the results of the sieve analysis carried out and described in Section 4.2.2 Methodology and to provide certainty as to the areas open for consideration for ground mounted solar farm developments.</p>

3.5	Cllr. G. Carthy	WXF-C3-39 Ballygillane Residents Association	<p>Having regard to the amendments to land use zoning in the Draft Rosslare Harbour and Kilrane Settlement proposed under Motion No. 2.44, that all associated and consequential amendments and updates arising from those proposed amendments be made to the Draft Settlement Plan to include the following:</p> <ul style="list-style-type: none"> • Amendments to Map No. 3 Land Use Zoning and Figure RHK – 5 Flood Zones Overlaid on Land Use Zoning Map. • Amendments to Table RHK-1 Future Residential Development and Delivery Approach; and • Amendments to the Infrastructural Assessment Report. 	Based on the requests of the submissions to improve community facilities it is considered that additional lands be zoned community adjacent to the school in the Kilrane and pitches in Rosslare Harbour.
3.6	Cllr. G. Carthy	<p>WXF-C3-39 Ballygillane Residents Association</p> <p>WXF-C3-146 Wexford Greens</p>	<p>Having regard to the proposed allocation of the Plot E residential zoned land quantum (1ha) to lands in Kilrane under Motion No. 2.45, that the zoning of the Plot E lands be changed from Residential to Community and Education and that all associated and consequential amendments and updates arising from this proposed zoning amendment be made to the Draft Settlement Plan to include the following:</p> <ul style="list-style-type: none"> • Amendments to 	To provide for additional open space and amenity lands adjoining the open space and amenity lands at Portside in the interests of developing sustainable communities and the proper planning and development of the area.

			<p>Map No. 3 Land Use Zoning, Figure RHK.1 Place and Landscape Concept, Figure RHK - 2 Route Concept and Figure RHK – 5 Flood Zones Overlaid on Land Use Zoning Map.</p> <ul style="list-style-type: none"> • Amendments to Table RHK-1 Future Residential Development and Delivery Approach; and • Amendments to the Infrastructural Assessment Report. 	
3.7	Cllr Ger Carty	WXF-C3-80 Mythen	<p>Having regard to the proposed zoning of 2.75ha of residential land in Kilrane (to the south of Westwinds housing development) under Motion No. 2.45, that all associated and consequential amendments and updates arising from the proposed amendment be made to the Draft Settlement Plan to include the following</p> <ul style="list-style-type: none"> • Amend Map No. 3 Land Use Zoning to identify 1.75ha of this land as 'New Residential, Phase 1' and the remaining 1.0ha as 'New Residential, Phase 2'. • Amend Map No. 4 Objectives and Figure RHK – 2 Route Concept to show an indicative new Link road from the L-7107 through 	<p>To provide a distribution of the new residential zoned areas between the villages of Kilrane and Rosslare. To ensure that the lands adjacent to existing community facilities are developed in Kilrane.</p>

			<p>this residential zoned land, the lands to the east and north to connect to the L-7102 (Plot F).</p> <ul style="list-style-type: none">• Amend Figure RHK – 2 Route Concept to show a strong frontage onto the L-7107 and on both sides of the proposed Link Road.• Amend Figure RHK – 1 Place Concept and Landscape Concept to show an indicative tree line along the proposed Link road.• Amend Table RHK-1 Future Residential Development and Delivery Approach to set out the Plot I.Ds for both parcels and their tier, phase and location within the built up footprint, the plot sizes (ha), zoning, density and residential yield along with infrastructural requirements.• Amend the Infrastructural Assessment Report to include these lands.• Insert a new Transport and Movement objective to read as follows: <u>To require a new Link road to be delivered as part of the development of the Plot E(i), E(ii)</u>	
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			<p><u>and F lands to form part of a overall Link road connecting the L-7107 to the L-7102.</u></p>	
3.8	Cllr. G. Carthy	<p>WXF-C3- 39 Ballygillane Residents Association</p> <p>WXF-C3-80 Mythen</p>	<p>To amend Chief Executive Recommendation CE. RHK.13 on page 100 of Book 2 of the Chief Executive's Report as follows:</p> <p>CE RHK.13 Amend Point (b) in Objective RHK27 on page 89 as follows: To require new Link Routes to be delivered at the following locations (see Map 4 and conceptually on Figure RHK -2): (b) From St Brendan's Estate to the L-3059 through the <u>Tier 1, the Community and Education lands and Plot A New Residential land, and through the Community and Education lands and Plot C New Residential lands</u> Tier 1 land and Tier 2 residential lands to the roundabout at Ballyknockan.</p>	To reflect the zoning amendment proposed under Motion 2.44.
3.9	Cllr G. Carty	<p>WXF-C3-39 Ballygillane Residents Association</p> <p>WXF-C3-80 Mythen</p>	<p>Having regard to the proposed allocation of 2.75ha of residential zoned land in Kilrane under Motion 2.45, that an additional 0.7ha of Community and Education lands be zoned between the new residential lands and the adjoining properties to the south, and that all associated and consequential amendments be made to the Draft Settlement Plan including to Map No. 3</p>	<p>Based on requests to improve community facilities in the Settlement Plan area, and to provide for commensurate increase in community and education land relative to residential zoned lands in Kilrane in the interests of the proper planning and sustainable</p>

			Land Use Zoning and Figure RHK – 5 Flood Zones Overlaid on Land Use Zoning Map.	development of the area.
3.10	Cllr G. Carty	WXF-C3-39 Ballygillane Residents Association	That the Land Use Zoning Matrix in Section 2.5.2 of the Draft Rosslare Harbour and Kilrane Settlement Plan be amended to allow for the following uses to be O - Open for Consideration on the Business and Technology (BT) zoned lands: <ul style="list-style-type: none"> • Culture, recreation and leisure • Medical and related consultants 	Based on the request of submissions to improve community facilities in the Settlement Plan area, it is considered appropriate, having regard to the location of these lands, to allow for these community related uses to be open for consideration on the lands, in the interests of the proper planning and sustainable of the area.
3.11	Cllr C. Byrne	WXF-C3-164 (OPR)	To amend Table 5.2 as recommended on page 100 of the Chief Executive's Report as follows:	In the interests of proper planning and sustainable development.

Amendment to Table 5.2 Timeline for Key Active Land Management Proposals

Project	Proposal	Timeline
<u>Templeshannon Enniscorthy Town Centre – Urban renewal, regeneration project and economic plan</u>	<u>Development and implementation of a urban regeneration and renewal plan for the town centre</u> <u>Later phases to include: Master planning/design; Developments consents, site assembly including CPO, site remediation, enabling infrastructure, site development works, property development, public realm development, Derelict Sites, Vacant Sites/Urban Regeneration.</u>	<u>Completion of plan 2022</u> <u>Application for planning permission—Q1 2022</u>