
Chief Executive's Report on the Submissions and Observations Received on the Draft Wexford County Development Plan 2021-2027

April 2021

BOOK 2

- Section 1 Volume 2 Development Management Manual
- Section 2 Volume 3 Bunclody Town Settlement Plan
- Section 3 Volume 3 Rosslare Harbour & Kilrane Settlement Plan
- Section 4 Volume 3 Castlebridge Specific Objectives
- Section 5 Volume 3 Rosslare Strand Specific Objectives
- Section 6 Volume 4 Statement of Compliance with Section 28 Guidelines

Section 4 – Volume 3 Castlebridge Specific Objectives

Relevant Submissions

- WXF-C3-72 Office of Public Works (OPW)
- WXF-C3-164 Office of the Planning Regulator (OPR)

Summary of Issues Raised and Chief Executive’s Response

Section 3.4.2 Core Strategy Development Approach

WXF-C3-164 (OPR) requested that consideration be given to re-allocating additional population to Levels 2-4 on the Settlement Hierarchy in Chapter 3 Core Strategy in Volume 1 Written Statement. The OPR also requested that boundaries be identified for settlements.

Section 3.4.2 Core Strategy Development Approach – Chief Executive’s Response

Please refer to Section 2 in Book 1 of this report for the full response to and recommendations arising from consideration of the OPR submission. In summary, the proposed amendments relating to Castlebridge are:

- It is now a Level 3(a) Service Settlement;
- A Settlement Plan with land use zoning will be prepared for Castlebridge; and
- The population and household growth allocations has been amended to 151 persons and 103 households between 2021-2027.

It is recommended that all relevant references and sections relating to Castlebridge be amended to incorporate these proposed amendments.

It is further noted that the specific objectives outlined for Castlebridge will remain in place until the Wexford County Development 2021–2027 is varied to incorporate the Castlebridge Settlement Plan.

Section 3.4.10 Surface Water and Flooding

WXF-C3-72 (OPW) recommends the inclusion of flood risk management objectives in the specific objectives for the settlement.

Section 3.4.10 Surface Water and Flooding - Chief Executive's Response

The OPW's comments are noted. While all settlements are subject to the flood risk management objectives contained in Section 9.11 of Volume 1 Written Statement, it is recommended that objectives be included as recommended by the OPW. This will also be considered further consideration during the preparation of Castlebridge Settlement Plan and the associated SFRA.

Chief Executive's Recommendations

It is recommended that the following proposed amendments be made:

CE CB.1

Amend the first two sentences in Section 3.3.1 Settlement Hierarchy on page 134 as follows:

Castlebridge is designated as Level 3(a) Service Settlement in the Core Strategy Settlement Hierarchy. Level 3(a) settlements are important service settlements for their local communities and their wider hinterlands.

CE CB.2

Amend the first sentence in Section 3.4.2 Core Strategy Development Approach on page 139 as follows:

As outlined in Section 3.3.1 Castlebridge is designated as a Level 3(a) settlement in the Core Strategy.

CE CB.3

Include the following as the first bullet point in Section 3.4.2 Core Strategy Development Approach on page 139 as follows:

- To prepare a Settlement Plan with land use zoning for Castlebridge.

CE CB.4

Amend the last sentence in Section 3.4.2 Core Strategy Development Approach on page 139 as follows:

~~Castlebridge has been allocated a population growth of 253 persons over the period of the plan.~~ Castlebridge has been allocated 30% population growth for the period 2016 -2040.

CE CB.5

Amend Section 3.4.8 Residential on page 168 as follows:

As set out in the Core Strategy, an additional population of ~~253~~ 151 persons is allocated to Castlebridge between ~~2016 – 2027~~ 2021-2027. This equates to 103 additional households. It is intended to deliver all of these new dwelling units on lands in a sequential manner within the built-up ~~envelope~~ footprint of the settlement. Proposals relating to the development of accommodation to meet the needs of older people e.g. nursing homes, retirement villages and sheltered accommodation and the accommodation needs of people with disabilities will be considered on or adjacent to 'Village Centre' lands

CE CB.6

To include the following flood risk management objective for Castlebridge on page 149:

To ensure that all future developments in the settlement area are screened for flood risk and comply fully with the requirements of the Planning System and Flood Risk Management - Guidelines for Planning Authorities (DEHLG and OPW, 2009) and Circular PL2/2014 and any future update of these guidelines, the County Strategic Flood Risk Assessment (Volume 11) and Chapter 9 Infrastructure in Volume 1 Written Statement.