
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 6 - Volume 4 Statement of Compliance with Section 28 Guidelines

Following consideration of submissions and matters arising, it is recommended that the Section 28 Statement of Compliance be amended as follows:

(f) Sustainable Urban Design-Design Standards for New Apartments Guidelines for the Planning Authorities (2018 2020)

These guidelines are referenced in Chapter 4 Sustainable Housing, Chapter 14 Recreation and Open Space and Volume 2 Development Management Manual.

Chapter 4 discusses the future location of apartments, build-to-rent and shared living accommodation and housing mix. Section 4.7.5 addresses SPPR 1, 2, 7, ~~and 8~~ and 9 and includes a specific objective (Objective SH14) to implement these guidelines, including the SPPRs. Chapter 14 Recreation and Open Space reflects the public open space and play facilities requirements of the guidelines with Objective ROS21 referring to the guidelines. Section 3 in Volume 2 Development Management Manual incorporates apartment design standards and communal facilities in apartments and addresses SPPR 3-6.

12. Spatial Planning for National Roads -Guidelines for Planning Authorities

The content of the Draft Development Plan has been informed by the Spatial Planning and National Roads Guidelines for Planning Authorities ('the Planning Guidelines').

Acknowledgment of the interrelationship between transport demand and planning is integral to the Core Strategy, Settlement Strategy and strategy for the development of Towns and Villages which promotes compact growth in the settlements of the county. The plan ensures that land uses are aligned with existing and proposed transportation infrastructure and services.

Transportation issues are addressed specifically within Chapter 8 of the Draft Plan. The chapter specifically promotes sustainable transport modes whilst ensuring that the function of national roads within the pan-European Ten-T network is protected and promoted. Section 8.7.1 of Chapter 8 includes detailed policy statements and objectives relating to existing and proposed National Roads in the county. Fully reflecting the Planning Guidelines, this Section includes policy statements and objectives relating to:

- The improvement of national road linkages to Rosslare Europort from Oilgate, the Plan content having cognisance to the current and on-going Option Section process being undertaken by Transport Infrastructure Ireland (TII), the Department of Transport Tourism and Sport and Wexford County Council (Objectives TS52 and TS54).
- The improvement of national roads linkages to Rosslare Europort within Rosslare Harbour itself, the Plan content having cognisance to the current option selection process being undertaken by TII and Wexford County Council (Objectives TS54 and TS55).
- Protection of the approved route of the N30 Clonroche by-pass (Objective TS53).
- Support for future upgrading of the N80 for safety and capacity reasons (Objective TS56).

Objective TS59 sets out the Council's intention to avoid the creation of new or materially intensified usage of existing access points to the national road network where speed limits of 60 kmh apply. Category 1 'Exception Circumstances' identified in this Objective reflects the principles of Section 2.6 of the Planning Guidelines but due to the extent of the national road network in the county and the limited motorway network, it is not possible to identify, in advance, specific stretches of national road. Furthermore, it not possible to predict the potential development of national or regional importance and their location requirements, which may arise over the period of the Plan.

The 'Exceptional Circumstances' identified in ~~Categories 2,3 and 4~~ represent a pragmatic approach to existing circumstances on existing national roads in the County. The wording of Objective TS59, including the categories of 'Exceptional Circumstance', carries forward a

similar objective (T20) from the Wexford County Development Plan 2013-2019 (as extended), which was agreed following extensive consultation with the National Roads Authority / TII at that time. It was further revised following consultation at Draft Plan stage. It is reiterated that ~~all four~~ the categories are exceptional only and will only be considered subject to compliance with the detailed criteria set out in Objective TS59 which includes that the safety, capacity and efficient operation of national roads will not be compromised.

Objectives within the transport chapter to support the development of cycleways alongside new national road schemes (TS63) and to support the development of edge of town public transport hubs (TS20) reflect the Planning Guidance to promote sustainable transport and encourage public transport use of National Roads.

The objectives relating National Roads in the Draft Plan have been informed by the detailed formal submission of TII in response to the Section 11 (2) Notice issued by Wexford County Council in 2017 and on-going subsequent consultations in 2020 between Wexford County Council and the TII.

24. Housing Supply Targets Methodology for Development Planning – Guidelines for Planning Authorities (December 2020)

These guidelines were issued to assist planning authorities to incorporate the NPF Implementation Roadmap population projections for their local authority area into the preparation of development plans and housing strategies in a consistent and coherent approach.

The Guidelines set a methodology for the application of population and housing projections into development plan processes and the setting of Housing Supply Targets for the relevant plan period. Chapter 3 Core Strategy and Chapter 4 Sustainable Housing in Volume 1 Written Statement and Volume 9 Housing Strategy fully incorporate the guidelines, the methodology and associated housing supply calculations.

As detailed in Chapter 4 Sustainable Housing and Volume 9 Housing Strategy, as the ‘actual and estimated new housing supply’ as calculated in row B, is close to the ‘Plan Housing

Demand' as calculated in row D (particularly on an annualised average basis), 'Adjustment F' is pursued to align with the NPF Implementation Roadmap to 2026.