

Planning & Building Control SPC

Minutes of Meeting 23rd February, 2017

In the Chair: Cllr Jim Moore

Present: Cllr Tony Dempsey, Cllr Anthony Donohoe, Cllr Willie Fitzharris, Cllr Robert Ireton, Mr Edward Lyng, Mr Anthony Neville, Cllr Oisín O'Connell, Mr Tony Larkin, Mr Diarmuid Houston, Mr Tony Nolan, Ms Helen Frayne.

Apologies: no apologies

Minutes and Matters Arising

On the proposal of Cllr Robert Ireton and seconded by Cllr Anthony Donohoe the minutes of the SPC meeting held on 19th November, 2016 were approved by the members.

Ireland 2040 – National Planning Framework

'Ireland 2040 Our Plan Issues and Choices' Consultation Document were circulated to the meeting. The document outlines the main issues and choices for the Development of Ireland over the next twenty years. Submissions are invited from members of the public by 16th March, 2017. The meeting were advised that responses were currently been prepared on both a County and Regional Level. Members' views were invited in relation to the County response and it was noted that the timeframe was very short.

The process involved was outlined and members were advised that the National Spatial Strategy ceases at the end of 2020. The importance of a plan that works for Wexford was stressed and importance of working with Waterford as Belview and Rosslare Ports are gateways to Europe.

The success of the National Spatial Strategy in relation to the delivery of the New Ross and Enniscorthy bypasses was noted. The importance of having key infrastructure included and maintaining the rail and road infrastructure was also noted. A discussion ensued regarding a number of issues including maximising the potential of Rosslare, the importance of Rosslares' direct Ireland to Europe routes and the possibility of growth in this area post Brexit. It was agreed that the Councils' response would be circulated to the Members of the SPC.

County Development Plan

A Discussion Document 'Issue Papers For Public Consultation- Review of the existing Wexford County Development Plan 2013 – 2019 and the preparation of the new County Development Plan 2019 – 2025' was circulated to the meeting. The meeting was given an outline of the process for the adoption of the County Development Plan and advised that the Issues Papers were the first stage of the process which has now been triggered. The idea of the Issues Papers is to invite suggestions/ new ideas. Major issues in preparing the Plan including Growth of Towns, Rural Housing and Renewable Energy were outlined. A discussion took place around a number of issues including the need for a joined up approach

for Education, Industry and Connectivity to develop Areas. There was concern over the fact that some villages have had no development and the importance of balancing the tradition of one off housing with economic development. It was noted that no housing can be permitted if there are no sewage solutions. Other items raised were the potential to improve Agri Exports and the challenges of an ageing population e.g. health.

The Members were advised that it may be possible to implement their ideas as policy and their input would be useful at key issue stages prior to publication of draft Plan. It was agreed to hold a dedicated meeting in this regard.

Solar Energy

Cllr. Oisín O' Connell requested the approval of the Chairman to excuse himself from the meeting for the duration of the discussion on Item 4 (Update on Guidelines in relation to Solar Energy)

The meeting was advised that the Guidance Document was being prepared. They were further advised that a 200 acre application had been refused based on visual and design elements. The operators are working with the Council by submitting Statement of the Environment. An appeal was refused by An Bord Pleanála based on use of Agricultural Land. Currently there is no grading of land, the Planning Authority are relying on applicants to advise on grade of Agricultural Land. A balanced approach needs to be found by looking at items such as sensitive landscapes.

Members raised concerns over a number of issues around the impact on the land after use and if the landowner would be required to take out insurance. It was suggested that the operator should be required to remove all equipment and land could be relatively easily brought back into use.

It is hoped that smaller companies will sell to larger companies who will still be in operation with the operator being the first port of call but ultimate responsibility will rest with landowner.

It was noted that there are currently four areas of natural exclusion which may increase to six or seven by 2018 to protect natural resources.

It was agreed that the in-house Guidance Document would be prepared and circulated to the members.

This concluded the discussion on this matter and Cllr. Oisín O' Connell rejoined the meeting.

Planning Contributions

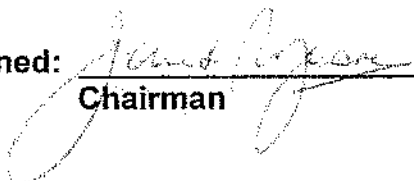
A discussion took place about the review of the Development Contribution Scheme. The meeting was informed that data collection will develop the backdrop for the new scheme. It is not envisaged that there would be a uniform increase in contributions, a rebalance is required. The Council's three year Capital Programme projects will be re-examined, prioritised and enough levies should be brought in to fund this Programme. It is hoped the new scheme will be adopted in Sept/Oct. A scheme is normally for 3 years but can be reviewed, however, any amendments require the full process. It was agreed that a draft scheme would be forwarded to the members 2 weeks before the next SPC meeting.

Any Other Business

1. The Director of Service advised the meeting that it is intended to bring forward a Variation to the County Development Plan in relation to a Land Bank near St. Senan's, Enniscorthy for use as a proposed Business Park.

2. Members were reminded that the date of next meeting is 1st June, 2017

This concluded the business of the meeting.

Signed: 
Chairman

Dated: 1st June 2017

Planning & Building Control SPC Minutes of Meeting 14th June, 2017

In the Chair: Cllr Jim Moore

Present: Cllr Tony Dempsey, Cllr Anthony Donohoe, Cllr Robert Ireton, Mr Edward Lyng, Mr Anthony Neville, Cllr Oisín O'Connell, Mr. Danny Forde, Mr Tony Larkin, Mr Tony Nolan, Ms. Deirdre Kearns, Ms Helen Frayne.

Apologies: Mr. Diarmuid Houston, Mr. Anthony Neville, Cllr. Willie Fitzharris

Minutes and Matters Arising

On the proposal of Cllr Robert Ireton and seconded by Cllr Tony Dempsey the minutes of the SPC meeting held on 23rd February, 2017 were approved by the members.

The Chairman welcomed Mr. Danny Forde, the new PPN Representative to the Committee.

In relation to the Planning Development Contribution Scheme it was felt that Caravan Parks should not be treated the same as houses.. The members were advised that this will be taken on board in the ongoing review. A pre draft proposal will be circulated to the members 2 weeks before the next meeting. The meeting was further advised that it is not intended to have an overall increase in levies.

National Planning Framework Submission

Members were advised that the consultation period has now ended and that Wexford County Council was involved in both County and Regional submissions.

The Regional submission shows how the region can compete at a national level. The regions connectivity offers realistic alternative to Dublin and is a Gateway region to Europe. The submission outlined investment priority and sought a Capital Investment Plan. The aim is to boost the regional co operatively, which has been a positive process .

A discussion ensued around key issues for the County including, Education, key infrastructure and railway lines within the County, tourism and the opportunities for Rosslare Europort.

County Development Plan

A Copy of the Chief Executives Report on Pre Draft Consultations on the Review of Wexford CDP 2013 - 2019 and preparation of new CDP was

circulated. Members were advised that 41 Submissions had been received following the Publication Consultation period.

The meeting was advised the members of the Council may issue direction to the Chief Executive with regards to preparation of the plan. Any such directions must be strategic in nature, consistent with the draft Core Strategy and take account of the statutory obligations of any local authority in the area and any relevant policies or objectives for the time being of the Government or any Minister of the Government. The Chief Executive shall comply with any such directions, providing the directions are in accordance with the proper planning and sustainable development of the area. The Chief Executive cannot bring a plan to the members, that does not meet statutory guidelines.

It was agreed to bring a Pre Draft Plan to the members, which can be amended before a draft goes on public display. It is expected that the Plan will be at Pre Draft stage in Q1 2018.

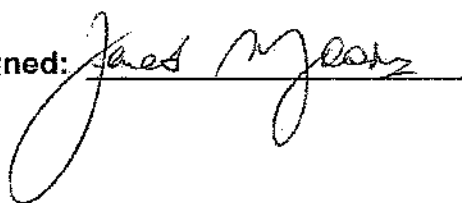
Sustainable Rural Housing Guidelines – Local Needs Criteria

Members were advised that in view of a Court Case in Belgium which successfully challenged a restriction of non – natives a Circular has issued to advise Planning Authorities to defer amending Local Need Housing Criteria in the CDP pending a review of the 2005 Guidelines in Consideration of Planning Applications for Houses in Rural Areas.

Any Other Business

It was agreed that a Special Meeting be held on 21st September, 2017 to discuss the Development Contribution Scheme and update on County Development Plan

This concluded the business of the meeting.

Signed:  Dated: 30th November 2017.

Planning & Building Control SPC

Minutes of Meeting 30th November, 2017

In the Chair: Cllr Jim Moore

Present: Cllr. Tony Dempsey, Cllr Anthony Donohoe, Cllr. Willie Fitzharris Cllr. Robert Ireton, Cllr Oisin O'Connell, Mr. Edward Lyng, Mr. Anthony Neville, Mr. Danny Forde, Mr Tony Larkin, Mr. Diarmuid Houston, Mr. Tony Nolan, Mr. James Lavin, Mr. Brendan Cooney, Mr. Craig Innes, Mr. Enda Waters, Ms Helen Frayne.

Apologies: No Apologies

Minutes and Matters Arising

On the proposal of Cllr. Anthony Donohoe, seconded by Cllr Tony Dempsey the minutes of the SPC meeting held on 14th June, 2017 were approved by the members.

Draft Development Contribution

A copy of the Draft Development Contribution Scheme and Background Document were circulated to the meeting.

The Senior Planner advised that the contribution scheme is reviewed periodically. The last review took place in the height of the recession and that scheme contained reduced levels. It is recommended that the status quo be maintained in this scheme as recovery is fragile.

The Administrative Officer Planning outlined the significant features of the draft scheme including the need for the scheme to take cognisance of the abolishment of the Town Councils and the establishment of Irish Water since the last review.

The significant features of the scheme were advised as follows:

- No charge for water or waste water
- Introduction of levy for Solar Farms
- Reduced rate for Hotels
- NZEB unit reductions.

It was noted that the reduced NZEB rate will be for a 3 year period only as 0% Passive Energy will be law by 2020 for all buildings and a legal requirement would not be incentivised.

Following a discussion and on the proposal of Cllr Tony Dempsey, seconded by Cllr. Anthony Donohoe approval was given for the scheme to proceed to Public Consultation Stage.

Update on Review of the County Development Plan

The members were advised that the 1st Stage Public Consultations are now complete and the draft document is being prepared. The 2nd Stage Consultation is due in 2018.

The National Planning Framework introduces new roles on core strategies, it also triggers the preparation of the Regional Spatial & Economic Strategy (RSES) . The preparation of the RSES has now started. This are legally binding and must be borne in mind in developing the County Development Plan . It was agreed that the Wexford County Coucil Representative of the Southern Regional Assembly be invited to attend the next SPC meeting.

Noise Monitoring on Wind Farms

The Senior Executive Scientist (Environment) gave a Presentation on the findings of a Noise Monitoring Survey carried out by RPS. The survey was commissioned following receipt of noise complaints, with RPS being awarded the tender. The survey monitored 13 sites surrounding 4 wind Farms and collected the equilevant of 2.8 years of data. Wexford is now a leading authority in the area and all reports are available on the Council's website.

The Committee thanked Mr. Cooney for his presentation.

Conversion of waste/effluent to land fertilisers.

The Senior Executive Planner outlined how sludge from treatment plants is dealt with. He advised that an EEC Directive placed a ban on the disposasl of sludge. An alternative is to dipose on land once it has undergone a treatment process. An Bord Pleanala determined that sludge is not a fertiliser but a waste product and storage of it needs to be licensed. It only becomes fertiliser/ agricultural product once treated and spread on the land. As a result of An Bord Pleanala findings a number of enforcement notces were issued. An discussion ensued around the need to look at alternatives. It was noted that it is a good agri product containing important nutrients when best practice guideline followed.

Unfinished Housing Developments

The Senior Executive Engineer and Acting Executive Engineer presented a report on Unfinished Housing Developments in the County. The Committee were advised that the UHD Classification is nearing completion with only 22 estates now classified as unfinished down from 180. To date Government and bond money has in the main part funded works. The Council has been successful in getting money back on I.B.R.C bonds and going forward while there is no further government funding available there are still some bonds funds available.

Strategic Housing Developments

An explanatory document in relation to Strategic Housing Developments was circulated. The Senior Executive Planner outlined the main provision of the new legislation that came into force in July 2017 and confirmed that Preplanning has taken place on one application and An Bord Pleanala have issued their opinion on it. All Strategic Housing Development applications are made directly to An Bord Pleanala with no third party right to appeal. The Committee were advised that developers have the option to make multiple applications of fewer than 100 units to the Planning Authority but all applications in excess 100 or more must be submitted to An Bord Pleanala. The committee were concerned that planning would be delayed and it was also noted that the C.I.F do not welcome the procedures. The legislation will apply until December 2019 when it will be reviewed.

Any Other Business

Mr. Edward Lyng was advised that issues surrounding unavailability of access roads during construction of the Enniscorthy & New Ross Bypass should be brought to the attention of the relevant Roads Liaison Officer. Mr. Lyng is to be provided with the relevant contact details.

This concluded the business of the meeting.

Signed: _____ **Dated:** _____