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DEVELOPMENT PLAN
FOR
GOREY TOWN AND ENVIRONS
MARCH 1996

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WEXFORD COUNTY COUNCIL

GOREY DEVELOPMENT PLAN

Adopted by Wexford County Council on

11th. March 1996.

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PART ONE

INTRODUCTION, AIMS AND ISSUES

CHAPTER 1

INTRODUCTION

1.1 INTRODUCTION

- 1.1.1 The Development Plan for the Scheduled Town of Gorey and environs was last reviewed in May 1985. During the years which have elapsed, many changes have taken place on a national, regional and local basis; the basic ideas and benefits of planning have become increasingly understood and accepted. In addition the Local Authority's role in preserving and enhancing the natural and built heritage and environment for the use and enjoyment of the public have been expanded.
- 1.1.2 The purpose of planning generally is to guide and direct future development in the interests of the common good. Ideally, implementation of plans should not be confined to restrictions and controls. There should be a positive approach to facilitate development in the right locations, to encourage good design and layout and to ensure that services are available when required.
- 1.1.3 Planning is a continually changing process where each decision affects others. The Development Plan must be clearly recognised as the vehicle by which development in the area will be positively influenced in the coming years. In addition the situation on the ground is continually changing; there is a need for continuous survey work to ensure that the planning objectives are in line with community needs.
- 1.1.4 Under the Single European Act the relationship between Ireland and County Wexford on one hand and the European Community on the other hand will change significantly after 1993. The role of Gorey is outlined in The Integrated Operational Programme for EC Structural Funding 1994-1997 submitted to the Regional Committee by Wexford County Council.
- 1.1.5 This Development Plan for Gorey takes account of the strategies outlined in the Operational Programme and the National Development Plan and outlines the strategies and objectives specific to the Plan Area.
- 1.1.6 The Written Statement for this Plan sets out the future planning strategy, providing for the continued development of Gorey Town. Its land use zoning provisions have been extended to include the areas surrounding the town in order to coordinate the outward spread of the built up area. The detailed proposals cover the development objectives set out in both Section 19 and the Third Schedule of the 1963 Act.

1.2 DEVELOPMENT PLAN

- 1.2.1 The Development Plan for Gorey Town and its environs consists of this Written Statement together with the following maps -:

- (i) Land Use Zoning
- (ii) Development Objectives.

1.2.2 The Development Plan sets out the intentions of Wexford County Council as to the manner in which land should be utilised in their respective areas and indicates in detail the objectives for the next five year period and for the long-term up to 1999.

1.2.3 In respect of the accompanying maps, certain notations are diagrammatic and do not show precise locations or dimensions, particularly roads. The Land Use Zoning Map indicates predominant uses proposed for certain areas; existing uses which do not conform to such proposals will not necessarily be disturbed. In areas not shown by any notation, the existing land uses are intended to remain for the most part, undisturbed.

1.3 AREA OF PLAN AND PLANNING AUTHORITY

1.3.1 The area of the plan includes the following townlands-;

| | |
|-----------------------|-------------------------|
| Ballytegan, | Gorey Corporation Lands |
| Ballytegan Park (pt.) | Gorey Hill (pt.) |
| Clonattin Lower (pt.) | Knockmullen (pt.) |
| Clonattin Upper (pt.) | Ramsfort Park (pt.) |
| Creagh Demesne (pt.) | Ramstown Lower (pt.) |
| Goreybridge (pt.) | |

The area covers approximately 400 hectares and is sufficient to cater for the future population and land use needs of the town.

1.3.2 Wexford County Council is the Planning Authority for Gorey and its environs. Statutory procedures include consultation with Gorey Town Commissioners.

1.4 LOCATION AND COMMUNICATIONS

1.4.1 The town of Gorey is located on the following Main Roads:

(i) N11 National Primary Route and Euroroute E01,
Northwards to Dublin (97 km - 62 miles)
Southwards to Wexford (52 km - 32 miles) via Enniscorthy (29 km - 18 miles)
The proposed by pass will be located to the east of the Town outside the Plan Area.

(ii) R741 Regional Route to Wexford.

(iii) R742 Regional Route to Wexford via Courtown.

(iv) R725 Regional Route to Carnew (16 km - 10 miles)

1.4.2 The Dublin to Rosslare Harbour Railway passes through Gorey.

CHAPTER 2

AIMS AND OBJECTIVES

2.1 AIMS OF THE PLAN

- A. To improve the living environment for the people of Gorey and to secure the conservation of existing amenities contributing to that environment.
- B. To provide a reasoned framework for the future development in the area.
- C. To provide a detailed basis for development control.
- D. To provide an adequate educational, cultural, commercial, industrial, tourist and agricultural framework for the area.
- E. To provide for the safe and convenient movement of people and goods.
- F. To bring the significant planning issues in the locality before the public.

2.2 PLANNING OBJECTIVES

2.2.1 MAJOR DEVELOPMENT OBJECTIVES

- (i) Carry out augmentation of the Gorey Main Drainage as a matter of urgency in order to release land for development within the Plan Area.
- (ii) Carry out and encourage urban renewal in the central area.
- (iii) Carry out major environmental and visual improvements to the streetscapes and urban open spaces.
- (iv) Revitalise the residential character of the Town Centre.

2.2.2 EMPLOYMENT

- (i) To increase the amount of employment available in the locality and promote a wider range of employment types.
- (ii) To ensure that suitable sites are allocated and available for industrial and commercial development.
- (iii) To ensure the improvement of roads and infrastructure within the Plan Area.

2.2.3 HOUSING

- (i) To ensure that suitable sites are available for residential development to meet local needs and to provide a choice of housing locations thereby enhancing the prospects of a wider range of house types and sizes.

(ii) To seek improvement of existing housing stock where necessary.

(iii) To provide Local Authority housing where necessary.

2.2.4 PHYSICAL ENVIRONMENT

(i) To ensure that adequate provision is made for the conservation and enhancement of important buildings and structures.

(ii) To ensure that development proposals enhance the character of the town and its setting.

(iii) To obtain traffic management measures which are in keeping with the environmental character of the area.

(iv) To provide for convenience and good location of development and for harmonious relationships between different uses.

(v) To conserve areas of high landscape value, ecological and archaeological interest and to ensure adequate protection for the environment.

2.2.5 SHOPPING

(i) To protect, strengthen, build up and improve the retail functions of the town centre.

2.2.6 TOURISM

(i) To promote the development of tourism in a manner compatible with the environmental character of the area.

(ii) To encourage forms of tourism which facilitate the greatest economic return to the local community.

2.2.7 RECREATION AND COMMUNITY SERVICES

(i) To ensure that optimum use is made of services and facilities available.

(ii) To seek improvement to and extension of recreational facilities and to encourage better management and utilisation of existing facilities.

2.2.8 ROADS AND TRAFFIC

- (i) To ensure a safe and comprehensive road system of satisfying and requirements of both vehicular and pedestrian traffic.

2.2.9 FINANCE

- (i) To seek and utilise all available sources of finance.

CHAPTER 3

SURVEY AND DEVELOPMENT ISSUES

3.1 INTRODUCTION

- 3.1.1 This chapter attempts to outline the basic issues relevant to the future development of Gorey based on previous surveys, data and problems which came to light during the implementation of the 1985 Development Plan.

3.2 POPULATION

- 3.2.1 The large population increases which were projected following the trends in the 1970's have not materialised. Like many towns, the increasing population of Gorey has slowed down. The population of the Plan Area has actually decreased by 1.1% (44 persons) in the period 1986-1991. The Town showed a decline of 10.3% (252 persons) while the Environs showed an increase of 14.5% (208 persons) in the same period. Table 1 outlines the trend since 1971. It is expected that the decline will continue and the rate of increase in the environs will slow down. These trends are similar to those in Wexford and Enniscorthy.
- 3.2.2 In the Town the population under 25 years old constituted 45.8% of the population in 1981, 41.9% in 1986 and 36.4% in 1991. This trend is likely to continue and will result in a population dominated by older age groups. The reverse will apply to the Environs where a population of under 25's rose from 46.3% in 1981 to 47.1% in 1986 and 52.5 % in 1991.
- 3.2.3. It is expected that there will be a continuing but erratic rate of decline in the population in the Town with a modest reducing rate of increase in the Environs. The main influences on the future population are a declining birth and death rate and a very unpredictable migration rate.
- 3.2.4 It is the purpose of this plan to allocate sufficient land to cater for an increase in population over the coming five years and beyond. It has to be remembered however that population increase is a function of many factors including job opportunities, disposable income, personal choice, etc. It is therefore intended to keep under review trends in these factors as they relate to the supply of residential land. It is considered that adequate land is zoned for housing and it is not the purpose of this review to allocate further land for housing on a large scale. See Map No 1 Zoning.

TABLE 1
POPULATION

| YEAR | GOREY | | | ENVIRONS | | | TOTAL | | |
|------|-------|------|-------|----------|------|------|-------|-----|------|
| | POP. | CHG | % | POP. | CHG | % | POP. | CHG | % |
| 1971 | 2859 | | | 184 | | | 3043 | | |
| 1981 | 2588 | -271 | -9.5 | 1197 | 1013 | 550 | 3785 | 382 | 12.6 |
| 1986 | 2445 | -133 | -5.5 | 1439 | 242 | 20.2 | 3884 | 99 | 2.6 |
| 1991 | 2193 | -252 | -10.3 | 1647 | 208 | 14.5 | 3840 | -44 | -1.1 |

CHG = Population Change
SOURCE CSO.

3.3

HOUSING

3.3.1

The number of households in the plan area is outlined in Table 2 below -:

TABLE 2
HOUSEHOLDS

| | 1981 | 1986 | 1991 |
|--------------|------------|-------------|-------------|
| Gorey | 724 | 744 | 751 |
| Environs | 220 | 327 | 409 |
| TOTAL | 944 | 1071 | 1160 |

Source: C.S.O.

3.3.2

While the number of households increased by 22.9% between 1981 and 1991 the overall population increased by only 1.5%. This arises out of a trend towards new family (newly married) and single person households mainly in the newer housing areas. This trend has continued since the 1970's and reflects a change in living standards. The trend is likely to slow down because of the changing population structure.

- 3.3.3 Since 1984 ninety eight Local Authority houses have been completed in the Plan Area. Over the next five years it is intended that 50 houses will be built by the Local Authority, 100 sites will be made available to voluntary groups and 100 houses will be built by builders under licence. The change in approach to housing arises from the Plan for Social Housing described below.
- 3.3.4 The relationship between population and households described in Section 3.3.2 indicates that there will be a demand for more housing over the coming five years, although demand will not be very high. It is important to remember however that population increase alone will not be the sole determinant of demand. Factors such as disposable income, headship rates, unemployment, etc., also have a bearing. As a result no definite figure for new dwellings can be stipulated.
- 3.3.5 The decline in the population in Gorey combined with the fact that 50% of houses in the plan area are over fifty years old could result in a decline in housing standards particularly in the town centre. The problem could be exacerbated by the fact that the dominant older population may not be able to afford refurbishment. This will present an opportunity for urban renewal and the revitalisation of residential property. The private sector could play a major part in the preservation of and improvement to Gorey's residential environments.
- 3.3.6 A most serious problem in private housing developments has been the proliferation of incomplete estates and failure of developers to provide proper facilities such as footpaths, adequate road surfaces and public open space. This could make prospective purchasers avoid estates and this could result in a demand for continuing ribbon development from people who might otherwise choose to live in the town. The Planning Authority is concerned at this and will use its powers of enforcement to remedy the matter.
- 3.3.7 Substantial parts of the Plan Area are zoned as being premature for development. This arises from the inadequacies of the existing sewerage and surface water services. In the absence of any firm plans to carry out improvements in the immediate future, development will be severely restricted. While public finances may be limited the Council treats this matter as being of some urgency and will be seeking improvements to the sewerage and surface water drainage systems of facilitate development.

A Plan for Social Housing

- 3.3.8 In February 1991, following a review of policies in relation to Social Housing, the Government introduced the above plan. It is the intention of Wexford County Council to implement one of the main aims of the plan, i.e., to improve the housing prospects of households of limited means, by providing quicker access to suitable housing, while making the most efficient and equitable use of available resources.

- 3.3.9 This diverse and flexible response to social housing needs will reduce the traditional degree of dependence on local authority housing, and create significant changes in the role of Wexford County Council in the social housing area.
- 3.3.10 Emphasis will be placed upon a new promotional and facilitating role aimed at speeding up access to housing, while reducing the extent of the traditional emphasis on the building of dwellings for renting.
- 3.3.11 It will be necessary to instigate and encourage voluntary and self help effort in the community, while utilising the financial arrangements and various schemes now at our disposal.
- 3.3.12 In view of recent trends in public housing, it is likely that the voluntary sector will become an important factor in the provision of accommodation. The local authority will pursue a policy of making suitable sites available at reasonable cost from its existing land bank, to facilitate such development.
- 3.3.13 The main elements of the plan provide for --:
- (a) A new system of shared ownership between the individual and the local authority designed to facilitate access to full ownership of a house in stages by those who cannot afford it in one step.
 - (b) The improvement or extension of private houses by local authorities as an alternative to rehousing occupants in local authority housing.
 - (c) A new rental subsidy scheme for low income households taking up occupation of approved accommodation provided by voluntary bodies.
 - (d) More flexible lending arrangements by local authorities to housing cooperatives (including block loans and instalment payments) and the provision of sites and technical assistance.
 - (e) The making available of sites at reasonable cost to both individuals and cooperative/voluntary groups, to facilitate the provision of less expensive housing, and thus help meet the needs that are otherwise represented on waiting lists.

3.3.14 The main issues facing the Planning Authorities will be -:

- (a) Seeking the provision of sufficient improvements to the public sewerage and surface water services to allow for the development of lands which are currently restricted because of inadequacies in these public services.
- (b) Ensuring the economic use of land for residential purposes,
- (c) Encouragement of town centre redevelopment and refurbishment of old houses,
- (d) Prevention of decline in housing standards in old housing areas,
- (e) Prevention of loss of residential accommodation in the Central Area,
- (f) Securing the completion of housing estates.

3.4

EMPLOYMENT

3.4.1

Levels of unemployment in the Gorey area have continued to rise during the period of the 1985 Development Plan. This is in line with national trends. However, the existing rate of unemployment is five percent over the national average and this represents a serious problem in the area. Table 3 illustrates the position.

TABLE 3

NUMBERS ON LIVE REGISTER
January 1985 to January 1994

| YEAR | MALE | FEMALE | TOTAL | % OF WORK FORCE |
|------|------|--------|-------|-----------------|
| 1985 | 926 | 253 | 1179 | 21.0 |
| 1986 | 925 | 348 | 1273 | 22.3 |
| 1987 | 963 | 331 | 1294 | 22.6 |
| 1988 | 1062 | 297 | 1359 | 23.5 |
| 1989 | 928 | 294 | 1222 | 21.6 |
| 1990 | 955 | 310 | 1265 | 22.2 |
| 1991 | 999 | 340 | 1339 | 23.2 |
| 1992 | 1022 | 413 | 1435 | 24.5 |
| 1993 | 1040 | 483 | 1523 | 25.6 |
| 1994 | 973 | 475 | 1448 | 24.7 |

Source -: Central Statistics Office.

3.4.2 The total work force in the Gorey area is 4424. This represents an activity rate of 24.6% compared to a national average of 30.9%. It would require almost 500 new jobs in the area to bring total employment up to the national average.

3.4.3 The current industrial work force in the area is approximately 500. This represents 3.2% of the population of the Gorey Rural District as compared to a national average of 6.1%. It would need almost 500 new jobs in the area to bring the level of industrial employment up to the national average.

3.4.4 The conclusion to be drawn from these figures is that the shortfall of jobs in the Gorey area is wholly in the industrial sector. There is, therefore, an urgent need for industrial base and level of employment in manufacturing industry in the area to be significantly increased to bring it into line with national trends.

3.5 TOURISM

3.5.1 Gorey is situated at the foothills of the Wicklow Mountains in a scenic rural landscape with miles of sandy beaches in close proximity. The form of the town combined with its setting make it a most attractive place for both touring and based holidays.

3.5.2 The town of Gorey is the main tourist service centre in North County Wexford. Most of the main tourist assets of Gorey lie outside the Plan Area and comprise the following -:

- (a) The beaches and holiday resorts.
- (b) The woodlands near Courtown.
- (c) Tara Hill.
- (d) The foothills of the Wicklow Mountains.
- (e) Its location on the N11 (E01).
- (f) Golf and other sports facilities.
- (g) Shopping facilities.

3.5.3 Tourist assets within the Plan Area include -:

- (a) The Arts Festival/Summer Fair,
- (b) The Theatre,
- (c) The Restaurants,
- (d) The traditional shopfronts.

3.5.4 The provision of or improvement to the following will have a significant impact on the tourist potential in Gorey -:

- (a) Improved traffic management including the construction of the Gorey Bypass to the east of the town outside the Plan area.
- (b) Provision of extra tourist accommodation including a based/touring caravan park and provision of tourist bus/coach stop/service area.
- (c) Provision of tourist information based on North Co. Wexford.
- (d) Opening up the existing woodlands in the vicinity of the town for public access.
- (e) Establishment of tourist routes e.g., To the Wicklow Mountains, Croghan Mountain, Annagh Hill, Tara Hill, the resorts, Historic trail etc.,
- (f) Careful planning of Urban Renewal so as to protect the character of the town.

3.5.5 The main issues will be to consolidate the tourist potential of the town while protecting the facilities, natural and man-made, which attract tourists in the first place. This will be achieved through the implementation of an integrated tourism plan.

3.6 THE BUILT ENVIRONMENT AND REGENERATION/RENEWAL OF OBSOLETE AREAS

3.6.1 History has been the basis for establishing what is today the Town's unique and intrinsic character. The quality of its townscape is made up of several elements, including the public buildings, the wide main street, the simple facades of buildings, which form frontages to the streets and open spaces and the views of the undulating and wooded surrounding landscape.

3.6.2 The character of the townscape is being threatened because -:

- (i) Some older buildings are falling into disuse and not being replaced;
- (ii) Some vacant sites are being used as car parks;
- (iii) Some redevelopment has been out of character with the town as a whole.

In recent years there has been a significant improvement in the streetscapes of Gorey, especially the shopfronts. The high standard of new shopfronts and preservation of the older ones places Gorey as the leading town in County Wexford where shopfronts are concerned. There is still, however a number of unsympathetically designed modern plastic signs which are out of character with the streetscapes.

3.6.3 In latter years, the greatly increased flows of traffic through the main street has led to congestion, as well as danger to the pedestrian. The motor vehicle has tended to dominate the townscape with demands for parking spaces, with the consequent loss of spaciousness in all the urban open spaces and squares.

3.6.4 One of the most important issues facing the town is the need for regeneration of obsolete areas while preserving the inherent character of Gorey.

3.6.5 Regeneration or renewal of obsolete areas means the carrying out of development, redevelopment, improvement or rehabilitation of obsolete and other areas. This includes the restoration of buildings or other structures of architectural, artistic or historic interest as well as the conservation and preservation of the urban fabric in any part of the town.

3.6.6 The "Gorey Urban Design Study" NBA, May 1991. report identifies a number of areas for regeneration. These include Shambles lane, Market Street, Church Lane and Graveyard, St. Michael's Place and Church St. Other areas suitable for regeneration include properties on St. Michael's Road and between Pearse Street and Main St., and north of Pearse Street. Incidental sites on Arklow Road, Wexford St. and Esmonde St. are also included. These are indicated on the Development Objectives Maps.

3.6.7 It is intended to secure a commitment of investment from the private sector in regeneration and redevelopment of obsolete areas.

3.7 RECREATIONAL OPEN SPACES AND AMENITIES

3.7.1 The main open space areas within the development area of Gorey include -;

| | | |
|------------------------|--------|--------------|
| The GAA grounds | 6.2 ha | (15.2 acres) |
| The Rugby Club grounds | 4.7 ha | (11.5 acres) |
| The Show Grounds | 4.2 ha | (10.5 acres) |
| Gorey Town Park | 1.2 ha | (3.0 acres) |

3.7.2 Other open spaces include those in housing estates and small incidental open spaces in the built up areas. Both types would benefit from landscaping and tree planting.

- 3.7.3 Other recreational facilities include the Tennis Club, Badminton clubs and Scouts.
- 3.7.4 Open spaces in the ownership of institutions consist of playing fields and Tennis Courts.
- 3.7.5 All of the active sports open spaces are provided by private clubs and schools. In these cases the Planning Authorities will examine the possibility of obtaining public access to these facilities by agreement.
- 3.7.6 Passive open space is unevenly distributed. Gorey is a relatively small town however and the countryside is only a short distance from any part of the town.

3.8 SHOPPING

- 3.8.1 Gorey is the main shopping centre for the northern part of County Wexford. Its catchment includes resorts on the coastline such as Courtown, Ballymoney, Ballygarret and Cahore.
- 3.8.2 A casual trading area has been designated in the Market Street area. This should alleviate the problems of congestion in the Main Street.
- 3.8.3 It is anticipated that the demand for improved shopping facilities will be met within the Town Centre. The main objective regarding shopping will be -:
- (a) The encouragement and promotion of modern town facilities.
 - (b) Consolidating and keeping main shopping areas in the Central Area.
 - (c) Exploiting opportunities for urban renewal.

3.9 COMMUNITY AND EDUCATIONAL FACILITIES

- 3.9.1 In addition to its wide range of retail, commercial, professional establishments and theatre, Gorey has a district hospital, health centre and associated medical facilities.
- 3.9.2 The educational facilities include three primary schools and a new Community School which amalgamates the VEC, Loreto and the CBS.

3.10 SANITARY SERVICES - Water Supply

3.10.1 The existing water supply scheme serving Gorey suffers from severe shortages during the summer months which are caused in part by serious water leakages in the old system. The intakes on the existing source of the Gorey Courtown scheme are operating at maximum sustainable levels and additional abstraction from the River Bann is not feasible. A preliminary report and EIS for the Gorey Regional Water Supply Scheme have been prepared and submitted to the Minister for the Environment. The scheme is expected to abstract 3.2 million gallons per day by the year 2017 at a capital cost of £13 m. The existing pipework including the old lead services in Gorey will gradually be replaced.

3.10.2 The Gorey Regional WS Scheme will provide the region with a modern water supply infrastructure and will eliminate all the current problems with regard to poor water quality, pressure and availability.

3.11 SANITARY SERVICES - Sewerage Facilities

3.11.1 The existing sewerage system serving Gorey is deficient and only part of it is in separate systems. This restriction on development in substantial parts of the Plan Area is unsatisfactory taking into consideration the policy of Wexford County Council contained in the County Wexford Development Plan 1993 to encourage the development of towns and villages in the County. It is essential for the proper planning and development of Gorey Town that sufficient serviced lands be available for development. Approval has been granted from the DOE to carry out the preliminary report for the augmentation of the Gorey Main Drainage Scheme at an estimated cost of £1m. It is necessary to upgrade the collection system and treatment plant in order to comply with the requirements of the Urban Waste Directive. It is proposed to proceed with the preliminary report at an early date. The augmentation is unlikely to be carried out during the life of this plan.

3.12 TRAFFIC AND TRANSPORTATION

3.12.1 The main traffic network in the Plan Area consists of -:

- (a) The N11 (E01) Rosslare to Dublin road which passes through the Town Centre,
- (b) The R741 and R725 Regional Roads to Wexford,
- (c) and the R725 Regional Road to Carnew.

3.12.2 Traffic circulation in Gorey is hindered by -:

(a) A congested Main Street carrying through traffic, indiscriminate parking and with 12 streets leading into it.

(b) Through traffic mixing with local traffic,

3.12.3 The construction of the proposed bypass will significantly improve the traffic and parking situation in the town. It is estimated that 50% of total traffic and 80% of heavy commercial vehicles will use the by-pass.

3.12.4 The "Gorey Parking and Traffic Management Report" July 1991, concludes that more parking space can be provided for shoppers in the central area by:

(a) Moving long term parking away from the central area,

(b) Providing more off street parking,

(c) The introduction of a disc parking management system to the central area,

P A R T T W O

DEVELOPMENT POLICY

CHAPTER 4

DEVELOPMENT POLICY

4.1 INTRODUCTION

4.1.1 The Planning Authority is concerned to develop the concept of community at all levels within the Plan Area, to allow for the fuller expression of local needs and aspirations; to promote self reliance at community level in many social and recreational fields and to facilitate the sense of community identity throughout the Plan Area.

4.1.2 It is policy to facilitate the growth of community self expression by giving advice to local organisations on the location and design of community facilities. Whilst social policy cannot be implemented by the formal planning process, it is the policy of the Planning Authority that the Development Plan will operate in its policy, objectives and development control decisions, to facilitate, where possible, the attainment of community goals.

4.1.3 Pressures for change generally have two main sources:

- (i) when redevelopment is required in areas where the physical fabric is decayed,
- (ii) when commercial interests are in competition to establish the most profitable use of land.

Where these pressures coincide, then development can proceed, subject to normal development control considerations. Frequently they do not coincide and pressures for private commercial developments occur in areas where no physical change is required whilst rundown areas are largely ignored. This is a major problem in dealing with the renewal of urban structure, and the policy of the Planning Authority is to encourage development in areas requiring redevelopment. This will be achieved through the implementation of appropriate land use zoning, density provisions and specific objectives.

4.2 RESIDENTIAL DEVELOPMENT

4.2.1 Whilst most new housing development will be concentrated in the area outside the Town Centre, it is the policy of the Wexford County Council to revitalise the residential character of the Town Centre through;

- (i) Regeneration of obsolete areas by both private and public sectors. This will include the renewal of infill derelict sites for housing development,
- (ii) Encouraging people to live in the Town Centre by using the upper floors for residential purposes,
- (iii) Ensuring that the inherent character of the Central Area is protected through appropriate house design.

4.2.2. It is the policy of the Planning Authority to continue to build housing and to place a greater reliance on community based and self help housing incentives in accordance with the "Plan for Social Housing", DOE, Feb. 1991. It is also policy to dispose of Local Authority land for private housing. Under the Plan for Social Housing the Planning Authority will facilitate voluntary co-operative bodies by making suitable sites available to these groups.

4.2.3 In circumstances where public sewerage facilities are not available at present, the Planning Authority will consider proposals for minor developments serviced by their own treatment works subject to -:

- (a) Proposals for private sewage treatment and disposal will only be considered as an interim measure.
- (b) Connection shall be made to the public sewerage system when this becomes available in the area.
- (c) These developments shall be ultimately consistent with the overall Development Plan.
- (d) The proposals shall be subject to public health considerations and proper design standards.

4.2.4 It is the policy of the Planning Authority to -:

- (a) Acquire land and provide housing as the need arises;
- (b) Facilitate residential development where services are available;
- (c) Ensure that residential developments are suitably located and they shall provide a satisfactory, safe and visually pleasing environment for residents and for the community in general. Public footpaths shall be provided along existing public roads bounding the sites of proposed housing developments;
- (d) Ensure that all new residential developments comply generally with the standards as outlined in the Building Regulations and that estates shall comply with the "*Recommendations For Site Development Works For Housing Areas*", An Foras Forbartha. Housing developments designed in the "*Streets For Living*" concept by An Foras Forbartha will also be considered.
- (e) Secure the completion of incomplete housing estates in the Plan area. New developments shall be phased so that in the event of non-completion of the whole development, the completed phases shall be designed to stand on their own. The Planning Authority will use its enforcement powers under the Planning Acts to ensure the completion of estates.

- (f) Ensure that all developments take place in depth and are sited so as to be capable of being economically and adequately catered for by the infrastructure provided by the Local Authority for the servicing of the Plan Area.
- (g) Encourage the extension and improvement, where possible, of the existing housing stock within the Plan Area.
- (h) Discourage the loss of habitable dwellings through neglect.
- (i) Discourage the change of use of habitable dwellings to other uses.
- (j) Exclude non compatible uses from residential areas.
- (k) Relate non residential developments in residential areas to the needs of that area.
- (l) Improve residential amenities by initiating suitable environmental improvements.
- (m) Restrict the use of mobile homes and temporary dwellings in the Development Area. Such development will not normally be permitted.
- (n) Investigate the provision of accommodation for travelling people.
- (o) Encourage the use of names of Irish or local origin for housing developments.

4.3 EMPLOYMENT

- 4.3.1 Statutory land use planning can make land available to employment uses through its zoning function. However, it must be realised these measures cannot induce employment where circumstances are not suitable. This is an important consideration which must be borne in mind in the light of the serious unemployment situation as set out earlier.
- 4.3.2 Notwithstanding the above, the need to expand the industrial function of Gorey is vital to the achievement of the objectives of the Development Plan, not only in realising the town's full potential, but also to serve the needs of its hinterland. The Planning Authority intends to encourage and facilitate the expansion of existing industry in the Plan Area.
- 4.3.3 There is at present sufficient spare capacity in developed industrial sites to meet employment needs over the next five years. However, the situation will be closely monitored and additional land will be made available should the need arise.

4.3.4 With regard to employment it is the policy of the Planning Authority to -:

- (a) Promote the Gorey area for new investment and in particular to seek, in conjunction with other development agencies, the attraction of new industrial projects to the IDA industrial estate and to existing available industrial space. An immediate priority shall be the promotion of the existing 2230 sq m (24,000 sq ft.) vacant factory for an industrial project.
- (b) Continue to cooperate closely with the I.D.A. in developing zoned sites for industrial and commercial uses.
- (c) Ensure that any new industrial land is serviced.
- (d) Encourage the provision of small workshop/cluster facilities for industrial and commercial purposes within the development area or at other suitable locations to facilitate the expansion of existing firms and the creation of new projects at economic cost.

4.3.5 The development policies and strategies set out in the County Wexford Development Plan will also be pursued in the Gorey area.

4.4 TOURISM

4.4.1 By virtue of its strategic location in North County Wexford, Gorey has potential for further growth in the tourism sector allied to its attractiveness as a shopping base and service centre. This aspect will be actively promoted in conjunction with the general promotion of the North Wexford area for tourism.

4.4.2 Within the context of an integrated tourism development plan the Planning Authority will pursue a number of policies in the development of the tourist industry in cooperation with the other main tourist agencies. These policies include -:

- (a) Foster the development of Gorey as the main tourist service centre for North County Wexford.
- (b) Carry out environmental improvements,
- (c) Ensuring adequate conservation of natural resources,
- (d) Provision of traffic management schemes, establishment of tourist coach stop/service areas and signposting,
- (e) Provision of rights of way to amenity areas,
- (f) Implementation of management plans for specific areas,
- (g) Assistance in provision of advisory and information services,

- (h) Seeking out new investment funds,
- (i) Encouraging the provision of more day facilities including weather independent facilities,
- (j) Encouraging the refurbishment and upgrading of all tourist accommodation and the establishment of a hotel/conference centre,
- (k) Exploiting the location of Gorey in the County by establishing tourist routes through and into the town.
- (l) Provision of suitable facilities for the Bicentennial of 1798 in conjunction with Comoradh 98.
- (m) Assistance in the development and promotion of youth and language exchanges and craft centres.

4.4.3 The above policies will be implemented taking into consideration recommendations made by Bord Failte, S.E.R.T.O., The Wexford Tourism Council and other tourism groups. The Planning Authority hopes to foster cooperation with local interests in the planning and development of the area

4.5 REGENERATION/RENEWAL OF OBSOLETE AREAS

4.5.1 It is the policy of the Planning Authority to seek the designation of parts of the Town Centre under the Urban Renewal Act 1986. This will provide incentives to the private sector to undertake urban renewal developments in these areas. In the absence of such designation the Planning Authority will encourage its own urban renewal.

4.5.2 It is the policy of the Planning Authority to assemble sites suitable for renewal and redevelopment and to seek the cooperation and commitment of the private sector in securing regeneration of obsolete areas as part of the process of strengthening the economic base of the town. This will apply to any area whether it becomes designated or not.

4.5.3 To secure the assembly of land for renewal, the Planning Authority may enter into partnership with private enterprise and may use its powers of compulsory purchase if necessary.

4.5.4 Where necessary, action plans shall be prepared providing for redevelopment and reconstruction in areas selected for priority action. In this way property owners and developers will be encouraged to contribute to the renewal of obsolete and other areas. Other areas may also be made the subject of action area plans should this appear necessary during the Plan period.

4.5.5 Wexford County Council will use its powers under the Derelict Sites Act 1990 to record derelict sites in the Derelict Sites Register, undertake a programme of acquisition of these sites and make them available for redevelopment where appropriate.

The renewal of small incidental or infill derelict sites will be encouraged. The Planning Authority will consider the acquisition of some of these for infill social housing.

4.5.6 The Council intend to facilitate the consolidation, expansion and redevelopment of the Town Centre Area to serve its large hinterland population to act as the main centre for North County Wexford, having special regard to -:

- (a) Maintaining its unique historical and architectural character, where practicable, through ensuring the highest architectural and civic design standards.
- (b) Providing for the revitalisation and intensification of commercial activity and improving social and community facilities, while also maintaining and revitalising its residential character through use of upper floors.
- (c) Creating a more pleasant environment for pedestrians,
- (d) Relieving traffic congestion, improving the free flow of traffic and providing additional car parking facilities,
- (e) Actively encouraging the development of backland areas,
- (f) Encourage the relocation of non conforming uses i.e. existing activities that are out of character with the zoning objectives of the area.

4.6 TOWN CENTRE AMENITY

4.6.1 Within the Town Centre the Planning Authority intend to improve amenity through -:

- (a) The introduction of further traffic management schemes and pedestrianisation of some of the main streets,
- (b) The provision of landscaping floral displays and street furniture and public toilets,
- (c) Placing existing and future services underground and the elimination of the existing wirescape. Some of these schemes are in progress.
- (d) Floodlighting of public buildings and encourage the private sector to illuminate their buildings to provide a good lighting atmosphere in the town.

4.6.2 Streetscape and other views will be conserved, and particular regard will be had to the amenity development of settings and vistas of the buildings of artistic, historical or architectural interest.

4.7

SHOPPING

4.7.1

The Gorey town shopping area constitutes the dominant shopping focus for its environs and North County Wexford. The future distribution of shopping in the Gorey Area will be significantly affected by the present location, extent and range of shopping facilities, the growth in car ownership and changing shopping habits. In preparing its policy on shopping, the Planning Authority is aware that it is not a function of planning either to reduce or encourage competition amongst traders. Nevertheless, the social considerations of shopping, its role as a focal point at town and district level, oblige the Planning Authority to consider fully the effects of new shopping development on existing facilities.

4.7.2

It is the policy of the Planning Authority to -:

- (a) Facilitate improved access to the central shopping area,
- (b) Encourage the location of new shopping facilities in the central area,
- (c) Improve pedestrian facilities
- (d) Improve the general amenities of the Town Centre
- (e) Consider the provision of local late opening convenience or corner shops on their merits particularly in areas not already served by such shops - the Planning Authority recognises the value of these shops in providing a service to the community,

4.7.3

It is the policy of the Planning Authority to discourage large scale out of town shopping development. This is because of the adverse effects which such development may have on existing communities and their shopping outlets, including effects on the variety and convenience of local shopping. In addition such development may aggravate the problem of maintaining viable central urban areas and of promoting necessary urban renewal and the use of existing capacity in urban infrastructure. This policy is in line with National Policy as set out in S.1 Number 264 of 1982.

4.8

CONSERVATION

4.8.1

It is the policy of the Planning Authority to preserve and improve the inherent artistic, architectural and historical character of the town, the quality of its townscape and its environment by -:

- (a) Conserving the streetscapes, street frontages and the relationship of groups of buildings and their vistas.
- (b) Conserving frontages to urban open spaces and squares, to maintain their "enclosure", controlling car parking and restoring amenity qualities,

- (c) Conserving generally buildings and structures of artistic, historical or architectural interest.
- (d) Positively and actively encouraging redevelopment and renewal of derelict and obsolete sites in a manner sympathetic with and complementary to neighbouring structures. This includes the maintenance of building and height lines and conformity with fascia level and windows,
- (e) Conserving the setting and vistas of the towns's major artistic, historical and architectural features, as listed in Section 6.9 ensuring that new developments will be sympathetic and complementary in character,
- (f) Protecting the trees in the town centre, particularly on the Avenue and western end of Main Street and Mc Curtain Street, and the planting of new trees where required.
- (g) Ensuring that new developments reflect the highest standards of design and layout,
- (h) Protecting the views within the town particularly those towards the surrounding hills.
- (i) Encouraging shop fronts and advertising signs, where permitted in the Town Centre, to reflect traditional styles in sympathy with the character and quality of the main shopping streets,
- (j) Encouraging ground floor uses and conversions, in Town Centre streets to be in keeping with the character of the upper levels of buildings.

4.8.2 In the case of structures or items of architectural, archaeological and/or historic interest which are currently undiscovered, it will be the policy of the Planning Authority to ensure their protection. Archaeological investigative work and/or preservation may be considered necessary by the Planning Authority. The Planning Authority will and developers shall have regard to the advice, guidelines and development constraints outlined in each case by the National Monuments Service of The Office of Public Works. The area of archaeological potential in Gorey, as identified by The National Monuments Service, Office of Public Works, is shown on Appendix Map No. 4.

4.9 SHOPFRONTS AND ADVERTISING

Shopfronts

4.9.1 Shopfronts and advertising make a significant contribution to the quality and character of the streetscape especially at pedestrian level. It is the Councils policy to preserve

traditional shop fronts of architectural and townscape importance. Shopfronts which may not be unique individually but are important in a streetscape setting will be protected for their contribution to the overall townscape context.

- 4.9.2 In order to ensure the protection and enhancement of our streetscape it is necessary that a framework for development and design of new shopfronts based on the essential design criteria of traditional shopfronts be re-established. The details of this framework are set out in the Development Control Section of this Plan, and in the Design Guidelines "Shopfronts and Streetscapes In County Wexford," Wexford Local Authorities, Nov. 1991.

Large Signs

- 4.9.3 Large signs, hoardings and free standing advertising structures dominate the streetscape character and interfere with pedestrian movement. It is the policy of the Planning Authority to prohibit such forms of advertising. Exceptions to this policy may arise in the case of derelict sites where well designed advertising on a large scale can detract from the unsightly dereliction. Such exceptions to the above policy will be decided on the merits of each individual case.

- 4.9.4 It is the policy of the Planning Authority to -:

- (a) Undertake a survey and action plan for the control of advertising hoardings and canopies.
- (b) Identify suitable outdoor poster advertising sites on an ongoing basis. Outdoor poster advertising at all other locations will be prohibited,
- (c) Ensure that the form and design of advertising should relate to the overall design of the shopfront and building elevation. Internally illuminated box signs will not be allowed. Suitably designed hanging signs will be permitted,
- (d) Rigorously ensure enforcement of existing legislation in relation to unauthorised advertising.

4.10 RECREATIONAL OPEN SPACE AND AMENITIES

- 4.10.1 Public open space will be retained for that purpose and it is intended that additional open space will be provided by acquisition and by agreement in respect of privately owned open spaces. It is the policy to -:

- (a) Maintain and improve pedestrian access to existing and proposed recreational amenity open space,
- (b) Develop incidental open spaces as links in an overall network,
- (c) Retain open spaces in private ownership as far as possible for recreational purposes,

- (d) Provide safe paved spaces for intensive use in the more densely developed residential areas where it is not at present feasible to create large recreational open space,
- (e) Provide, subject to consultation with local representatives and developers, play lots in developments where there are large numbers of children,
- (f) Encourage the provision of community and recreational buildings,
- (g) Continue to maintain and improve open space in public ownership, subject to the overall demands made upon its financial resources, and the needs of the community for other priority services,
- (h) Investigate the feasibility of obtaining public access by agreement to private institutional open space,
- (i) Foster the development of the natural amenities of the area.

4.10.2 The Planning Authority will rely to a large extent on private clubs to fulfil the active recreation needs by providing recreational facilities and playing fields.

4.11 TRANSPORTATION AND PARKING

4.11.1 The Planning Authority recognises the importance of the transport system, its impact upon the social and economic activities of the community and the need to balance the free flow and movement of traffic with the protection of the character of the town. It is the policy of the Planning Authority to -:

- (a) Improve and upgrade the urban street and road network,
- (b) Establish a road system designed to serve the projected land use pattern,
- (c) Establish and protect the line of the Gorey Bypass which will be located outside the Plan Area.
- (d) Control access and number of junctions onto the main approach roads to the town and the distributor road network in the interests of safety and free flow of traffic and the need to prevent the reduction in capacity and level of service of the roads and the dissipation of the public capital investment involved.
- (e) Ensure that access roads from distributor roads are self contained routes and not through routes,

- (f) Provide pedestrian ways (independent from vehicular routes) to link residential areas with each other and the Town Centre,
- (g) Preserve and establish public rights of way where appropriate,
- (h) Undertake a further traffic management and parking surveys (including updating the 1991 survey) and action plan to -:
 - (i) Identify problems and problem areas,
 - (ii) Identify the management and parking needs of the town
 - (iii) Identify suitable sites for new car and bus parking facilities
 - (iv) Identify suitable areas of pedestrian priority or pedestrianisation of streets in the town centre
- (i) Encourage the provision of off-street parking to provide for short-term requirements,
- (j) Establish a funding scheme to finance part of the cost of the provision of public car parking facilities. Acquire suitable lands for the development of car parks. This will release existing parking spaces in the Town Centre for customer use.
- (k) Provide parking facilities for disabled persons within the Town Centre,
- (l) Ensure that the implementation of any action plan does not adversely affect the inherent character of the town and streetscape.
- (m) Improve and provide additional public lighting.
- (n) Continue to dish footpaths where appropriate at junctions to facilitate pedestrians.

4.11.2 Public Transport

The Planning Authority will cooperate with C.I.E. and any other relevant bodies in the improvement of the public transport system when necessary.

4.12 SANITARY SERVICES

- 4.12.1 There are significant limitations in the capacity of both surface water and foul sewerage systems which restrict the amount of land that can be made available for development. It is envisaged that through the general maintenance of the

sewerage system and water supply and the maximising the efficiency of the system, all land allocated for development, in the Land Use Zoning Map will be adequately serviced in the long term. Development will normally be conditional on the availability of the necessary public services.

4.12.2 It is the policy of the Planning Authority to augment and improve the Gorey Main Drainage Scheme, to provide an efficient town system and to treat the town sewage which caters for the development area. The Council will investigate a major surface water drainage system for the northern part of the Plan Area.

4.12.3 In order to maximise the benefit from the capital expenditure in the Main Drainage it is the policy of the Planning Authorities to:

- (a) Encourage development in the development area so that the most efficient use of land and services is secured,
- (b) Ensure that developers provide efficient drainage systems with separate surface water drains,

4.12.4 It is the policy of the Planning Authority to provide an adequate, safe, potable water supply for the town through the implementation of the Gorey Regional Water Supply Scheme and through the following measures:

- (a) Protect the water sources from pollution,
- (b) Protect the public ground water abstraction and complete development in accordance with the Wexford County Council Aquifer Protection Policy,
- (c) To ensure that supply is adequate to meet demand and to augment the system if necessary.
- (d) Seek to replace the old lead services and prevent water leakages.

4.13 ENVIRONMENT

4.13.1 The Council recognises the importance of environmental protection. The Council's policy with regard to the various aspects of the environment is outlined below.

4.13.2 Protect and improve the quality of the lands, water and air in and adjoining Gorey Town. The Council will be guided by the Department of the Environment Environmental Action Programme, which takes account of existing and proposed Irish, EC and international legislation and of the local and global environment.

4.13.3 Promote efficient use of energy through good design and practice, waste minimisation and recycling, the reduction in the use of non renewable energy sources and environmental auditing.

4.13.4 Air Quality Management

- (a) Continue to monitor and regulate air pollution as necessary through the Local Government (Air Pollution) Act 1987.
- (b) Investigate the designation of specified areas in Gorey as "Smokeless Zones".
- (c) Continue to encourage the use of the Wexford County Council CFC recovery facilities at Killurin for domestic fridges and encourage CFC recovery from industrial/commercial units.

4.13.5 Water Quality Management

- (a) Protect the water sources and supplies within the plan area in accordance with the policies outlined in the County Wexford Development Plan 1993.
- (b) Control water quality and regulate point and diffuse discharges to waters through the Local Government (Water Pollution) Acts, 1977 and 1990. The Council will enforce compliance with the Acts through the courts if necessary, and adopt the "polluter pays" principle.
- (c) Ensure that new development is in compliance with statutory requirements in relation to pollution control.

4.13.6 Waste Disposal and Management.

- (a) Implement the policies in the Council's Waste Plan 1981 and review the Plan as necessary.
- (b) Carry out and monitor waste disposal operations in accordance with the Council's Waste Plan, having due regard to Irish and European waste regulations and to the necessity of minimising the impact of waste disposal on the general environment.
- (c) Continue to provide waste disposal facilities to cater for future commercial and domestic refuse. This will include the establishment of transfer stations to handle the transportation of waste to the main landfill site at Killurin.
- (d) Discourage unlawful dumping by providing adequate regional facilities for the public to dispose of waste; and by providing for adequate refuse collection services in towns and villages, and by enforcement of the Litter Act 1982 and the EC Waste Directive.

- (e) Prepare and adopt a recycling plan and facilitate and support the provision of waste recycling schemes. This will include the introduction of bottle banks and mini recycling centres.
- (f) Facilitate and support waste reduction.
- (g) Monitor the storage, transportation and disposal of special wastes.
- (h) Monitor the disposal of sludges.
- (i) Prepare and adopt a Special Waste Plan.

4.13.7 General

- (a) The Council will keep itself informed of the global environmental situation and of potential impacts on Gorey and have regard to such potential impacts in forward planning and design policy.
- (b) Encourage greater environmental awareness in the community.
- (c) Protect the tree stock in the Gorey area by carrying out and encouraging the planting of coppices or groups of trees where appropriate and the replacement of trees lost by storm damage. The Planning Authority intends to plant trees on selected sites in co-operation with the Forest Service under the Urban Afforestation Programme.
- (d) Co-operate with all statutory and community environmental agencies and organisations.
- (e) Ensure the reduction of energy wastage through the implementation of energy conservation measures and the encouragement of the private sector to do the same.
- (f) Assist in the promotion of the use of renewable energy resources while ensuring that their exploitation is not detrimental to the environment.
- (g) Ensuring that Environmental Impact Assessments required for specified developments are comprehensive with regard to the requirements under the EEC Environmental Impact Assessment (EIA) Directive, 85/337/EEC. These are required to assess and minimise the potential environmental impact of permitted development.

4.14 OBSOLESCENCE AND BLIGHT

4.14.1 It is the policy of the Planning Authority to clear and redevelop areas of obsolescence and blight.

4.14.2 It is the policy of the Planning Authority to exercise its powers under the Derelict Sites Act, 1990 in relation to derelict sites in the Plan Area.

4.15 SECURING OBJECTIVES AND REVIEW OF THE PLAN

4.15.1 The Planning Authority will take such steps as may be necessary to secure the policies and objectives of this plan and will safeguard the lands required for medium and long term objectives. The Plan will be reviewed from time to time as occasion may require and at least once every five years.

P A R T T H R E E

DEVELOPMENT CONTROL

CHAPTER 5

DEVELOPMENT CONTROL

5.1 INTRODUCTION

5.1.1 The Planning Authority is required to control development by ensuring that permissions granted under the Acts are consistent with the policies and objectives of the Development Plan. This part of the Development Plan is concerned with the standards which will be applied to development proposals.

5.1.2 It takes account of the review of the policy statement and new circumstances relating to the control of use and the protection and improvement of the environment generally. Provision is made for a range of prescribed standards applicable in particular circumstances where proposed development is otherwise consistent with proper planning and development and the preservation and improvement of amenities.

5.1.3 It is clear that matters other than that of the specific provision of the Development Plan must be considered in dealing with applications for permission to carry out development or in deciding on the serving of an Enforcement Notice against unauthorised development. The Planning policies adopted by the Planning Authority in respect of the various areas of the Plan Area shall be the main basis of assessment of proper planning and development.

5.2 DEVELOPMENT STANDARDS

5.2.1 In assessing whether a proposed development is in accordance with the proper planning and development of the area, it is necessary, apart from the wider policy issues and objectives, to relate it to a series of more specific and detailed planning principles, standards and regulations which are outlined in this Development Plan. These are set out under the following headings -:

- (a) Land Use Zoning Objectives;
- (b) Site Development Standards;
- (c) Residential Development and Design Standards;
- (d) Design Considerations -:
 - (i) Public Buildings
 - (ii) Shop Fronts
 - (iii) Convenience Shops
 - (iv) Buildings or structures of artistic, architectural or historic interest

- (v) Advertising Signs and Structures
- (vi) Industry
- (vii) Petrol Filling Stations and Service Stations
- (e) Roads and Traffic, Parking Accommodation, Loading and Unloading;
- (f) Bonds and Development Charges.

5.3 LAND USE ZONING OBJECTIVES

5.3.1 The purpose of land use zoning is to indicate the development objectives of the Planning Authority for the use solely or primarily of particular areas for particular purposes. In regard to time, therefore, no limits can be put to the period within which any zoning objectives can be achieved. Consequently, in areas where redevelopment is envisaged the ultimate desirable use is indicated.

5.3.2. The following are the zoning objectives -:

- (a) To protect and/or improve residential amenities,
- (b) To provide for long term residential amenities,
- (c) To provide for and improve Town Centre facilities,
- (d) To provide for industrial and related uses,
- (e) To preserve and/or extend recreational amenities including open space.
- (f) To protect agricultural and related uses and to prevent any development which is considered premature.

5.3.3 While this Plan covers a period of five years, it is necessary to indicate some of the longer term zoning objectives so as to allow for phasing of development in the long term. It is important that development be phased so that the expansion of the town is carried out in an orderly manner. The objective is to prevent haphazard urban sprawl and make efficient and economic use of services. The two phases for residential development are:-

(a) Residential

Residential land is that land capable of being serviced now and which will be subject to financial contributions towards the provision and upgrading of public water supplies and sewerage facilities.

(b) Long Term Residential

Long term Residential is that land on which development may not be carried out during the period of the Development Plan. However, development may be carried out if public sanitary services become available. In such a case, financial contributions towards the provision and upgrading of public water supplies and sewerage facilities will be payable. Applications for small scale developments may be considered in the Zone.

The Residential and Long Term Residential Zones are indicated on the Zoning Objective Map No. 1.

5.3.4 The acceptability of certain uses in particular zones is self-evident as is the unacceptability of other uses. Over a wide range of uses, the degree of acceptability can only be judged on the basis of specific applications where the nature, scale, intensity, ancillary effects and demands of the proposed use can be studied. The Land Use Zoning Objectives are shown on Map Number 1. attached to the Development Plan.

5.3.5 The Land Use Zoning Objectives relate to new proposed developments in each zone. Existing established uses will remain undisturbed and consideration will be given to allowing reasonable extensions to these developments.

5.3.6 A matrix Table 4 sets out the acceptability or unacceptability of various uses of each of the Land Zoning Objectives.

5.3.7 "Open To Consideration"

It is only in particular cases where the Planning Authority is satisfied that the uses would not conflict with the general objectives for the zone and could be permitted without undesirable consequences for the permitted uses that could be allowed. Then, subject to compliance with zoning objectives and other control criteria, they may, in special circumstances, be permitted.

5.4 SITE DEVELOPMENT STANDARDS

5.4.1 Density

Density is a measure of the relationship between buildings, persons and their surrounding space. For the purposes of the Development Plan, nett residential density is the area of land occupied by dwellings and gardens, any incidental open space, and half the width of the surrounding roads. Excluded from nett residential density are local shops, primary schools, most open space and all other types of development.

5.4.2

In establishing the nett residential density in any particular area regard will be had to the following criteria -:

- (a) Single houses in unserviced areas.
Density will be determined having regard to the requirements for percolation areas. (See para. 5.5.16)
- (b) Single houses in serviced areas.
Density will be determined by the criteria in para. 5.4.3.
- (c) Estate Developments.
5 to 30 houses per hectare (2-12 per acre).
- (d) Built up areas in the Town Centre.
30 - 40 houses per hectare (12 - 20 per acre).
Higher densities may be approved in the case of urban renewal.
- (e) Flats.
Maximum 82 per hectare (33 per acre).

5.4.3

The standards quoted are those which may be generally permitted and are, in all cases, subject to the following criteria -:

- (a) The extent to which the layout meets all other criteria for residential development, both qualitative and quantitative.
- (b) The need to ensure the most economic use of land and services. In the case of larger sites the location of the house should not preclude further development of the site.
- (c) The capacity of the infrastructure to absorb the demands of the proposed development.
- (d) Existing densities in adjoining residential areas.
- (e) Existing site features including landscaping.

TABLE 4

LAND USE ZONING MATRIX

| USE CLASS | | ZONING OBJECTIVES | | | | | |
|-----------|--|-------------------|---------------------|---------------|-------|---------------|------|
| | | RES | LONG TERM RES | TOWN CENTR | INDUS | OPEN SPACE | AGRI |
| | | A | B | C | D | E | F |
| 1 | Residential | YES | * | YES | NO | NO | * |
| 2 | Open Space | YES | YES | YES | YES | YES | YES |
| 3 | Public Service Installations | YES | YES | YES | YES | * | * |
| 4 | Education | YES | * | YES | * | NO | NO |
| 5 | Places of Public Worship | YES | * | YES | NO | NO | NO |
| 6 | Residential Institutions | YES | * | YES | NO | NO | NO |
| 7 | Medical & Related Consultants, Health Centres (Clinics) | * | * | YES | NO | NO | NO |
| 8 | Nursing Homes | * | * | * | NO | NO | * |
| 9 | Hospitals | * | * | * | NO | NO | NO |
| 10 | Community Halls | * | * | YES | NO | * | NO |
| 11 | Sports clubs, Recreational Bldgs | * | * | YES | * | * | * |
| 12 | Cultural Uses, Clubs (Private) | * | * | YES | * | NO | * |
| 13 | Guest Houses | * | * | YES | NO | NO | * |
| 14 | Hotels | * | * | YES | NO | NO | * |
| 15 | Restaurants | * | * | YES | NO | NO | * |
| 16 | Public Houses | * | * | * | NO | NO | NO |
| 17 | Shops | NO | NO | YES | NO | NO | NO |
| 18 | Shops (Convenience) | * | * | YES | * | * | NO |
| 19 | Offices | * | * | YES | * | NO | NO |
| 20 | Repair Garages and Panel Beating | NO | NO | * | * | NO | NO |
| 21 | Petrol Stations | NO | * | * | * | NO | NO |
| 22 | Motor Sales Outlets | NO | * | * | * | NO | * |
| 23 | Car Parks | * | * | YES | YES | * | * |
| 24 | Heavy Commercial Vehicle Parks | NO | NO | NO | * | NO | NO |
| 25 | Dance Halls, Discos, Night Clubs | NO | NO | YES | NO | NO | NO |
| 26 | Wholesale/Cash & Carry Outlets | NO | NO | * | * | NO | NO |
| 27 | Warehouses | NO | NO | * | * | NO | NO |
| 28 | Industry (Light) | * | * | YES | YES | NO | NO |
| 29 | Industry (General) | NO | NO | * | * | NO | NO |
| 30 | Industry (Special) | NO | NO | NO | NO | NO | NO |
| 31 | Small Workshop/Craft Industry | * | * | * | * | NO | * |
| 32 | Advertisements, Advt Structures | NO | NO | * | * | NO | NO |
| 33 | Agricultural Machinery Outlets | NO | NO | NO | * | NO | * |
| 34 | Amusement Arcades | NO | NO | NO | NO | NO | NO |
| 35 | Caravans and Mobile Homes | NO | NO | NO | NO | NO | NO |
| 36 | Holiday Homes(Solid Construction) | * | * | * | NO | NO | NO |
| 37 | Take Away Hot Food Shops | NO | NO | * | NO | NO | NO |
| 38 | Funeral Parlours | * | * | YES | NO | NO | NO |
| 39 | Betting Offices | NO | NO | * | NO | NO | NO |

NOTE YES Indicates Use Normally Permitted

NO Indicates Use Not Permitted

* Indicates Use Open To Consideration

For descriptions of Zoning Objectives see Section 5.3.2.

5.4.4 Building Lines

Building lines will be determined having regard to -:

- (a) The category of road
- (b) Safety of road users
- (c) Future road widening
- (d) Need for greater amenity
- (e) Form of development in the area.

Generally development :-

- (a) Shall not be carried out in front of established building lines or in a position which would be in conflict with a building line which may be determined;
- (b) Shall not be less than 10 metres from the edge of the carriageway of the road in a new residential area. Reductions may be permitted in certain cases but a minimum of 6 metres shall be provided for drive-in space for a car.

5.4.5 Site Coverage

Site coverage is determined by dividing the total ground floor area of the building by the total site area. The maximum development intensity on a particular site will be determined, having a regard to criteria such as height, open space, protection of amenity and privacy. Generally, site coverage for development in the Town Centre zone should not be more than 80%. In the more densely developed parts consideration will be given to allowing higher site coverage if the Planning Authority considers it to be acceptable.

5.4.6 Height of Structures

The size and height of a new structure shall be such as not to be disproportionate with the size and height of structures generally in the area or with features in the landscape, to such a degree as to injure the amenity value of the area.

Where, in the opinion of the Planning Authority, a high building is acceptable, a high standard of design and finish shall be required, commensurate with the location and civic importance of the site.

5.5 RESIDENTIAL DEVELOPMENT AND DESIGN STANDARDS

- 5.5.1 The Planning Authority's standards relating to estate residential development, in areas other than the Town Centre Zone, are as follows -:

- 5.5.2 The development must be seen as a *unified concept* with its special characteristics displayed in the height of the houses, roof profiles, finishes and colours of walls and roofs, the road and footpath network, building lines and open spaces.
- 5.5.3 *Small dwelling houses* should be designed to allow for convenient extension for future needs. A variety of houses is desirable to provide for different family sizes.
- 5.5.4 *Communal open space* in residential development (in excess of the open space attached to dwellings) shall be provided at the rate of not less than one hectare per 150 dwellings or 10% of the total area of the site, whichever is the greater. In calculating the area of open space, the area of roads, footpath and grass margins shall not be taken into account. Land reserved for open space shall be retained for that purpose and shall be available for use by residents prior to the completion of the development.
- 5.5.5 In certain cases where it is not appropriate to provide open space in accordance with the above standards, the Planning Authority may, by conditions attached to a permission, require the developer to pay a stated sum of money towards the cost of providing open space elsewhere as provided for in Section 26 of the Local Government (Planning and Development) Act, 1963.
- 5.5.6 *Private open space* in rear gardens shall not be less than 100 sq. m. (1076 sq. ft.) in area and 11 m. (36 ft.) deep.
- 5.5.7 In the case of houses on unusually shaped sites these standards can include private open space to the side of the house.
- 5.5.8 A *landscaping scheme* should be designed as an integral part of the development. Existing trees and hedges should be retained where possible and such trees should be carefully marked on the site for preservation before any development commences.
- 5.5.9 To ensure maximum *privacy* in rear gardens of existing developments adjacent to proposed housing developments, a 2 m. high screen boundary shall be provided along boundaries of existing adjoining gardens. The screen shall consist of walls, fences, hedges or trees.
- Windows shall generally not overlook private open spaces in rear gardens of neighbouring houses.
- 5.5.10 *Footpaths* shall be dished at road junctions to allow for easy crossing. Where grass verges are provided between the footpaths and the roadway, these shall be bridged by a pathway at appropriate locations. *Cycleways* shall be provided where appropriate.
- 5.5.11 A system of *pedestrian rights of way* separate from the roads layout shall be provided where the Planning Authority requires it. These shall link shops, community buildings, adjoining development and open spaces.

- 5.5.12 The *road layout* should be such as to discourage through traffic. Houses along the roads shall be designed and laid out so as to minimise the effect of traffic on the occupants. This may be achieved by appropriate building lines, internal layout and landscaping.
- 5.5.13 The *height of new buildings* in residential areas with a suburban residential character shall not exceed 15 metres. This maximum height may be accepted only on sites of an area sufficient to allow the building to be sited in a manner which will not interfere with the amenities of existing development.
- 5.5.14 *Buildings and circulation areas* shall be designed jointly and not treated as separate elements.
- 5.5.15 In the case of housing estate developments, the whole development should be *phased* so that each phase is a complete entity and to a standard that is capable of being taken in charge by the Planning Authority.
- 5.5.16 Where *new single* houses are concerned and where public sewerage connections are not available, the appropriate standards for the percolation systems as defined by EOLAS (formerly the IIRS) "Standard Recommendation for Septic Tank Systems" SR6;1991 will apply. The house shall be connected to the public sewerage scheme when this becomes available.
- 5.5.17 Where possible, *electricity, telephone and cable services* should be underground. Provision should be made for the siting of transformer stations, pumping stations and other necessary service buildings in unobtrusive positions.
- 5.5.18 *Public lighting* shall be in accordance with BS 5489.
- 5.5.19 In new areas of estate development in areas zoned for residential purposes, provision for *community facilities* shall be required where the Planning Authority considers it necessary.
- 5.5.20 In general, residential development shall comply with the *standards* outlined in the Proposed Building Regulations, "Recommendations For Site Development Works For Housing Areas", An Foras Forbartha (1974), and "The Streets For Living" concept of An Foras Forbartha (1976) and any other standards that the Planning Authority may adopt during the Plan period.

5.6 RESIDENTIAL DEVELOPMENT IN THE TOWN CENTRE

- 5.6.1 Much of the previous section is relevant to residential development in the Town Centre Zone. The character and density of development is very different from the suburban development and the overall aim is to ensure that the inherent character of the Town Centre is maintained.

5.6.2 In the Town Centre Zone -:

- (a) New development shall reflect the character of the area,
- (b) Frontages onto the existing streets shall reflect the character of the street through careful design and use of materials,
- (c) Development in new courtyards should reflect the character of the townscape generally, but fresh approaches to design will be considered,
- (d) In the smaller urban open spaces, landscaping shall be efficient and aesthetic with the careful use of paving, seating, shrubs, specimen planting and low maintenance general planting,
- (e) Access to courtyards should be generally through arches so as to avoid breaking existing street frontages.

5.6.3 In the case of flat blocks -:

- (a) Communal open space for residents should not be unduly overshadowed by the blocks and should be laid out in a bold fashion to provide for ease of maintenance,
- (b) Secluded sunny areas and shade should be provided by careful choice of planting,
- (c) Storage for garden maintenance equipment, refuse disposal and fuel storage facilities, should be provided where appropriate,
- (d) Car parking areas should be broken up by planting and located where they do not obtrude into the layout and yet provide for reasonable convenience for users.

5.7 ACCESS FOR THE DISABLED

5.7.1 All new buildings, i.e. buildings ordinarily used in whole or in part by the public must comply with the standards set out in "*Access For The Disabled - Minimum Design Criteria*" National Rehabilitation Board, November, 1988.

5.7.2 In the case of community centres and buildings which are commonly used by the disabled or old people for social purposes, the Planning Authority will require developers to incorporate the "*Minimum Design Criteria*" published by the National Rehabilitation Board and Part M of the Building Regulations 1991.

5.7.3 Sign plates advertising facilities available for the disabled will be required in these buildings where such facilities are provided.

5.7.4 It is the policy of the Planning Authority to dish footpaths at suitable locations to facilitate the disabled and to ensure that private developers do the same.

5.8 DESIGN OF NEW SHOPFRONTS

5.8.1 The design of new shopfronts should relate to the architectural characteristics of the building, of which it forms part. The Planning Authority will take into consideration the Design Guidelines in *"Shopfronts and Streetscapes in County Wexford"* by Wexford Local Authorities 1991 and the following, when deciding upon an application for permission for a new shopfront -:

5.8.2 Permitted or Encouraged

- (a) Retain elements of original shopfront
- (b) Integration of new front with building as a whole.
- (c) Respect scale and proportioning of streetscape.
- (d) Break up long runs of horizontal facades by elevational modelling and vertical proportioning.
- (e) Use of fascias, pilasters and stall risers.
- (f) Provide stall riser at least 300-600 mm. high.
- (g) Corporate image must be compatible with buildings and streetscape
- (h) Use of traditional canopies (rectangular awnings).
- (i) Open security grilles only of design and colour compatible with the character of the individual buildings and streetscape.

5.8.3 Not Permitted

- (a) Painting over natural brick or stone on some buildings
- (b) Large expanses of undivided glass
- (c) Construction of fascias above the level of first floor window cills
- (d) Obscuring, defacing of windows or other architectural details
- (e) Use of public footpaths for security stanchions or rollers shutter fixings
- (f) Permanent removal of shopfront and creation of openings uncharacteristic of the street
- (g) Direct trading to the pavement

- (h) Use of plastic or dutch canopies over windows or doors
- (i) Use of solid metal shutters or security grilles
- (j) Use of plastic or aluminium except where it is treated in an appropriate colour and where it resembles traditional materials so closely as to be almost indistinguishable from them.

5.9 CONVENIENCE SHOPS

5.9.1 Local late opening convenience shops or small "corner shops" will be open to consideration in areas not already served by such shops. A single grocery shop, which would not be part of a single dwelling and is not more than 37 square metres (400 square ft.) in gross floor area may be permitted. The number and distribution of these shops in a particular area and the potential impact on the residential amenity of neighbouring properties and traffic safety will be taken into consideration.

5.10 BUILDINGS AND OTHER STRUCTURES OF ARTISTIC, ARCHITECTURAL OR HISTORIC INTEREST

5.10.1 The structures referred to in this section include those structures listed in Lists 1 and 2 in Part Four of this Plan.

5.10.2 It is an objective of the Planning Authority to secure the preservation of the buildings or other structures specified in List 1.

5.10.3 It is the intention of the Council in the event of an application being made for permission to alter or demolish any of the buildings or other structures listed in List 2, to consider the preservation of such buildings or other such structures, and to refuse permission where the Council decides such structures should be preserved.

5.10.4 Where an application is received for permission to alter or demolish any building or other structure specified in this plan, consideration of the application will be based on the following -:

- (a) The age, architectural, physical design value or the historic importance of the building or other structure
- (b) The state of repair of the building or other structure
- (c) The likely cost of repair, renovation or restoration, if any
- (d) Sources of finance including funds from private, local, national and foreign sources available for the preservation of such structures
- (e) The compensation liability, if any, likely to fall on the Planning Authority

(f) The possibility of entering into agreement with property owners or other interested persons or bodies to secure the preservation of the structure and the financial implications of such measures.

5.10.5 In the case of structures or items of Archaeological or historic interest which are currently undiscovered it will be the policy of the Planning Authority to ensure their protection pending archaeological investigation and preservation (if necessary), having regard to the advice and recommendation of The National Monuments Service of The Office of Public Works regarding the treatment of archaeology as an integral part of the planning and development process. The area of archaeological potential in Gorey, as identified by The National Monuments Service, Office of Public Works, is shown on Appendix Map No. 4.

5.10.6 Applications for permission for development at or adjoining monuments or areas of archaeological potential specified in the Urban Archaeology Survey and the Sites and Monuments Record produced by the National Monuments Branch of The Office of Public Works (OPW) will be considered on their merits. Any submissions made by the prescribed bodies to the Planning Authority will be taken into consideration. The area of archaeological potential in Gorey, as identified by The National Monuments Service, Office of Public Works, is shown on Appendix Map No. 4.

5.10.7 With regard to developments within the area of architectural potential, the Planning Authority may require the applicant to carry out archaeological assessment, excavation, testing and/or monitoring within the site area, at the developer's expense, under licence to the OPW. A report on the results shall accompany a planning application or may be requested as further information for consideration. On such sites it may be necessary to impose conditions requiring -:

- (i) Archaeological supervised excavation of the remains before commencement of the development;
- (ii) Supervision of normal excavations where such development might disturb the remains;
- (iii) Preservation of the remains, if deemed necessary.

The area of archaeological potential in Gorey, as identified by The National Monuments Service, Office of Public Works, is shown on Appendix Map No. 4.

5.11 ADVERTISING SIGNS AND STRUCTURES

General

5.11.1 Advertising in an area can detract from the amenities and can generate a traffic hazard.

- 5.11.2 Regard will be had to the following considerations in dealing with advertising signs and structures -:
- (a) Signs attached to buildings will be considered preferable to those on free standing hoardings
 - (b) Signs will not be permitted if they compete with road signs or otherwise endanger traffic safety
 - (c) Signs will not normally be permitted in residential areas
 - (d) Signs should not interfere with windows or other features of the facade or project above the skyline
 - (e) The size and scale of signs should not conflict with those of existing structures in the area
 - (f) The size and scale of signs should not detract from buildings and features of architectural, historic and scenic interest
 - (g) The proximity of the sign to the facility it is advertising
 - (h) Advertising panels larger than 3 m. (10 ft.) by 2m. (6.6 ft.) will not normally be permitted. The granting of permission for larger panels for limited periods would be considered for certain purposes, e.g. where a sign would screen the view of an unattractive, derelict site or structure or other eyesore.
 - (i) The use of internally illuminated plastic signs will be prohibited except where the highest possible design standards are achieved.

5.12 TOURIST ATTRACTION AND ACCOMMODATION SIGNS

- 5.12.1 With regard to signs advertising tourist facilities the Council's policy is to allow the erection of standardised signs by licence on the roadside margins in accordance with approved specifications. This policy of encouraging a colour coded system for tourist facilities will result in safer attractive roads, and which will be easily recognisable by the visitor.
- 5.12.2 The standards that will apply are "Criteria For The Provision of Tourist Attraction and Accommodation Signs" County and City Managers Association and Bord Failte Working Group, July, 1988.

5.13 INDUSTRY

- 5.13.1 Generally, an industrial development should present a pleasant aspect helped by tree planting, judicious placing of advertising structures, screening of open storage areas and unobtrusive loading and parking areas.

- 5.13.2 In the case of development of two or more industrial buildings, a uniform design for boundary fences, roof profiles and building lines is essential. Areas between the buildings and the road boundary may include car parking spaces provided an acceptable landscaping scheme is incorporated.
- 5.13.3 Each industrial unit must be provided with adequate space for the loading and unloading of goods (including fuels) in areas clear of the public road and within the building line.
- 5.13.4 Proper thermal insulation, energy conservation and sound proofing will be required in all new factory buildings. Guidance on energy management is available from the National Standards Authority of Ireland (EOLAS).

5.14 COMMUNICATIONS ANTENNAE, T.V. AERIALS, SATELLITE DISHES AND WIRESCAPE

5.14.1 While planning applications for permission for communications and T.V. antennae and dishes will be considered on their merits, the following policies will apply -:

- (a) They will not be permitted where they would erode the streetscape quality and the inherent architectural, artistic or historical character of the streetscape or of individual buildings.
- (b) They will not be permitted on the street facades of buildings
- (c) Permission may be granted for such facilities on the rear walls or in discreet and unobtrusive positions on the sides of buildings.
- (d) Permission may be granted for such facilities on roofs where the skyline is not adversely affected. Locations on flat roofs will be considered where they are not obtrusive or visible from public areas.
- (e) Electricity, phone, communal T.V. and other cable services shall be placed underground and where overhead cables are necessary they shall be placed in unobtrusive positions.

5.15 PETROL FILLING STATIONS AND SERVICE STATIONS

- 5.15.1 Planning applications for petrol filling and service stations will be considered primarily with reference to their effect on traffic safety and amenity.
- 5.15.2 The minimum visibility distances required for filling stations are outlined below -:

TABLE 5

PETROL FILLING/SERVICE STATIONS
SIGHT DISTANCE STANDARDS

| Speed | Minimum Visibility Distances Single Carriageway |
|-------------|--|
| Urban Roads | |
| 40 km/p.h. | 80 m. |
| 60 km/p.h. | 120 m. |
| 80 km/p.h. | 160 m. |
| 100 km/p.h. | 280 m. |

5.15.3

Petrol Filling Stations will not be permitted unless they comply with the following conditions -:

- (a)
 - (i) The centre island containing the pumps shall in no case be nearer than 7 m (22 ft.) from the edge of the road curtilage
 - (ii) The frontage of a filling station shall be at least 31 m (100 ft.) long
 - (iii) The width of the accesses shall be not less than 6 m (20 ft.) and not more than 9 m (30 ft.)
 - (iv) The radii of the kerbs at the entrance and exits shall be not less than 10 m (35 ft.).
- (b) The minimum distance from the entrance (access way) to the nearest road junction shall be 50 m (164 ft) for major junctions or traffic lights and 25 m (82 ft) to a minor road junction.
- (c) The site shall be clearly demarcated from the public road with a low fence or wall at least 300 mm (12 ins) high and shall be constructed along all of the front boundary line except at driveway openings.
- (d) Service Stations will be required to provide adequate space, screened from general view, for parking vehicles being serviced.
- (e) Lights, signs and other appurtenance shall not be located where they cause glare hazard or confusion to public road users.

- (f) No advertisement or other obstruction, temporary or permanent shall be placed on the forecourt which would interfere with the sight lines of drivers.
- (g) All illumination on outdoor areas shall be shielded so as not to shine upon any property used for residential purposes.
- (h) Provision shall be made for the storage and removal of refuse and waste material.
- (i) A grease intercepting trap shall be provided to the requirements of the Planning Authority.
- (j) The surface of the forecourt shall be graded, surfaced with bitumen macadam, or other suitable material and drained to the satisfaction of the Planning Authority and maintained in that conditions.
- (k) Planning permission for large filling stations in future will carry the stipulation that it will be necessary to provide sanitary convenience for public use.

5.16 ROADS AND TRAFFIC

- 5.16.1 Where development is proposed which requires access on to existing public roads, a prime consideration will be the effect of the development on safety and free traffic movement.

5.17 PARKING ACCOMMODATION

- 5.17.1 In all developments, it will be the Planning Authority's policy to require the provision within the site of such development or close to same, of accommodation for car parking based on the extent to which the development in question is likely to give rise to a demand for additional parking space.

- 5.17.2 The car parking requirements which will be applied to the construction of new buildings, change of use or construction of extensions are outlined in **Table 6** In the case of multiple use the parking requirements related to each use shall apply. In the case of development not covered by **Table 6** the Planning Authority shall decide what requirements shall apply to those developments. The basic dimensions required for the layout of car parking areas are as outlined in **Table 7**.

- 5.17.4 Where in a particular development, it would be impracticable or would not be in accordance with the proper planning and development of the area to provide a car park, the Planning Authority may, by conditions attached to permissions, modify the requirement for car parking facilities and require a contribution (as provided for in Section 26 of the Local Government (Planning and Development) Act, 1963) from the developer. This would be used towards the cost to the Planning Authority of providing public parking facilities, which would facilitate the development under consideration.

The Planning Authority, taking into account the size, nature and location of the proposed development, may waive the requirement for a financial contribution in respect of the first two spaces of the overall parking requirement.

5.17.5

The general standards that apply to car parking facilities are as follows -:

- (a) The required parking facilities shall be provided on the same site or convenient to the principal use served.
- (b) They shall be provided behind the established building lines and in such a way as to ensure that amenities of the area are protected.
- (c) Adequate landscaping and tree planting must be provided to minimise the visual impact of the parking areas where it is visible from the public road.
- (d) Car parking associated with late night uses such as public houses, dancing and similar forms of entertainment or amusement shall be sited so as to minimise the level of noise disturbance to adjoining properties.
- (e) Parking facilities shall be designed so that each vehicle may proceed to and from the spaces provided for it without requiring the moving of any other vehicle.
- (f) Car parks including driveways shall be graded, surfaced with tarmacadam or other suitable material and be drained and properly maintained.
- (g) Surface water shall not be discharged onto the public road.
- (h) Car parks shall be kept clean and free from rubbish and debris.
- (i) Car parking bays shall be clearly marked and the markings shall be maintained so as to be visible.

TABLE 6

LAND USE ZONING MATRIX

| USE CLASS | ZONING OBJECTIVES | | | | | | |
|--|-------------------|---------------|------------|-------------|-------|------------|------|
| | RES | LONG TERM RES | TOWN CENTR | NHOOD CENTR | INDUS | OPEN SPACE | AGRI |
| | A | B | C | D | E | F | G |
| 1 Residential | YES | * | YES | * | NO | NO | * |
| 2 Open Space | YES | YES | YES | YES | YES | YES | YES |
| 3 Public Service Installations | YES | YES | YES | YES | YES | * | * |
| 4 Education | YES | * | YES | YES | * | NO | NO |
| 5 Places of Public Worship | YES | * | YES | YES | NO | NO | NO |
| 6 Residential Institutions | YES | * | YES | NO | NO | NO | NO |
| 7 Medical & Related Consultants, Health Centres (Clinics) | * | * | YES | YES | NO | NO | NO |
| 8 Nursing Homes | * | * | * | NO | NO | NO | * |
| 9 Hospitals | * | * | * | NO | NO | NO | NO |
| 10 Community Halls | * | * | YES | YES | NO | * | NO |
| 11 Sports clubs, Recreational Bldgs | * | * | YES | YES | * | * | * |
| 12 Cultural Uses, Clubs (Private) | * | * | YES | YES | * | NO | * |
| 13 Guest Houses | * | * | YES | NO | NO | NO | * |
| 14 Hotels | * | * | YES | NO | NO | NO | * |
| 15 Restaurants | * | * | YES | YES | NO | NO | * |
| 16 Public Houses | * | * | * | * | NO | NO | NO |
| 17 Shops | NO | NO | YES | YES | NO | NO | NO |
| 18 Shops (Convenience) | * | * | YES | YES | * | NO | NO |
| 19 Offices | * | * | YES | YES | * | NO | NO |
| 20 Repair Garages and Panel Beating | NO | NO | * | NO | * | NO | NO |
| 21 Petrol Stations | NO | NO | * | * | * | NO | NO |
| 22 Motor Sales Outlets | NO | NO | * | NO | NO | NO | * |
| 23 Car Parks | * | * | YES | YES | YES | * | * |
| 24 Heavy Commercial Vehicle Parks | NO | NO | NO | NO | * | NO | NO |
| 25 Dance Halls, Discos, Night Clubs | NO | NO | YES | * | NO | NO | NO |
| 26 Wholesale/Cash & Carry Outlets | NO | NO | * | NO | * | NO | NO |
| 27 Warehouses | NO | NO | * | NO | * | NO | NO |
| 28 Industry (Light) | * | * | YES | NO | YES | NO | NO |
| 29 Industry (General) | NO | NO | * | NO | * | NO | NO |
| 30 Industry (Special) | NO | NO | NO | NO | NO | NO | NO |
| 31 Small Workshop/Craft Industry | * | * | * | * | * | NO | * |
| 32 Advertisements, Advt Structures | NO | NO | * | NO | * | NO | NO |
| 33 Agricultural Machinery Outlets | NO | NO | NO | NO | * | NO | * |
| 34 Amusement Arcades | NO | NO | * | NO | NO | NO | NO |
| 35 Caravans and Mobile Homes | NO | NO | NO | NO | NO | NO | NO |
| 36 Holiday Homes(Solid Construction) | * | * | * | NO | NO | NO | NO |
| 37 Take Away Hot Food Shops | NO | NO | * | * | NO | NO | NO |
| 38 Funeral Parlours | * | * | YES | YES | NO | NO | NO |
| 39 Betting Offices | NO | NO | * | * | NO | NO | NO |

NOTE YES Indicates Use Normally Permitted

NO Indicates Use Not Permitted

* Indicates Use Open To Consideration

For descriptions of Zoning Objectives see Section 5.3.2.

TABLE 7
CAR PARKING LAYOUTS

| | | |
|-----|---|-------------|
| (a) | Minimum size of parking bay (normal) | 4.8m x 2.4m |
| | Longitudinal parking beside kerb | 6.0m x 2.0m |
| | Beside wall | 6.0m x 2.0m |
| | Note: minimum width of 2.3m may be permitted for a long term bay | |
| (b) | Minimum width of aisle for 90 degree parking | 6.0m |
| (c) | Minimum width of aisle for 60 degree parking | 4.9m |
| (d) | Minimum width of aisle for 45 degree parking one-way | 3.5m |
| | Minimum width of aisle for 45 degree parking two-way | 5.0m |
| (e) | Minimum width of aisle for less than 45 degree parking-one-way and for parallel parking | 3.5m |

5.18 LOADING AND UNLOADING

5.18.1

In all development of an industrial or commercial nature, developers will be required to provide loading and unloading facilities sufficient to meet the likely demand of such development. Off-street loading facilities shall be designed to conform to the following requirements and are in addition to the parking requirements and layouts outlined in *Tables 6 and 7*.

- (a) Each required space shall be not less than 4 m (12 ft.) wide, 6 m (20 ft.) long, 4 m (14 ft.) high, exclusive of drives and manoeuvring space and located entirely on the site being served.
- (b) Loading spaces may be enclosed within a structure and must be so enclosed if located within 15 m (50 ft.) of the curtilage of a residence where the use involves regular night operation.
- (c) There shall be appropriate means of access to a street or road as well as adequate manoeuvring spaces.
- (d) The maximum of driveway opening at the street boundary shall be 6 m (20 ft.) and the minimum width shall be 4 m (12 ft.).

(e) Fuel oil points shall be carefully sited to avoid obstruction to traffic or pedestrians.

5.18.2 Required loading facilities shall be provided and maintained so long as the use exists which the facilities were designed to serve.

5.18.3 However, the Planning Authority may modify the requirements of loading and unloading facilities in any specific case where it appears that it would be in the interests of the proper planning and development of the area to do so.

5.19 SECURITY BONDS

5.19.1 Conditional to the granting of planning permission, development work shall not be commenced on the site until security has been give for the satisfactory completion and maintenance of the following services -:

- Roads, Paths, Verges, Open Spaces, Car Parks, Public Lighting, Sewers Drains, and Water Mains,

until such time as they are taken in charge by the Council. The amount of the security bond will be related to the estimated cost of the development works and services.

5.20 DEVELOPMENT CHARGES

5.20.1 Where a development would be facilitated by the provision of and improvement to existing and future public roads, public car parking facilities, open space, public lighting, sanitary services, the Planning Authority will require a contribution of a sum of money (as provided for in Section 26 of the Local Government (Planning and Development) Act, 1963)

5.20.2 The Planning Authority reserves the right to review from time to time the charges to be levied and the basis upon which these charges are calculated, under this clause without necessitating a review of the entire Development Plan.

P A R T F O U R

D E V E L O P M E N T O B J E C T I V E S

CHAPTER 6

DEVELOPMENT OBJECTIVES

6.1 INTRODUCTION

6.1.1 This part of the Plan includes a detailed listing of development or specific objectives to be initiated during the next five year period and other medium and long term objectives in order to ensure that their eventual implementation is not prejudiced by development in the short term. Under Section 22 of the 1963 Act, the Planning Authority has a duty to take the necessary steps for securing these objectives. There must be, accordingly, a realistic prospect of achieving these objectives within the manpower and financial resources available to the planning Authority. It is therefore essential that there is a rigorous assessment of their feasibility particularly in the current economic climate. Such a rigorous assessment is difficult to achieve. It is therefore intended to limit the number of objectives to those which would seem to be most achievable given Local Authority finances and those which can be achieved in co-operation with the community on a self-help basis. The aim is as always to make Gorey a more attractive place to live, work and play and an input from the community can only have beneficial affects in the achievement of this overall aim.

6.1.2 The development objectives of the planning Authority are shown on the Objectives Maps and are set out in this part of the Development Plan. The objectives in the 1985 Gorey Development Plan have been reviewed and appropriate alterations made where considered necessary. Changes occur where the objectives have been modified, where development objectives have been achieved and where new objectives have been added. Where development objectives to carry out particular works were listed in the 1985 Plan and do not reappear it can be assumed that these objectives have been realised or that their inclusion is no longer deemed necessary.

6.1.3 The location of the development objectives are shown on the Objectives Maps of the Development Plan. The maps illustrate planning policy and indicate the general location of the objectives. As site details are not shown, the maps should not be used to take measurements.

6.1.4 In particular it should be noted that the road proposals are shown by appropriate route lines which indicate the lengths of roads for which improvements are envisaged. The width of the routes or the amount of ground which may be required for improvements, kerb realignment, junction or interchanges is not indicated. The listing of any particular route or section of route or other specific objective shall not preclude the Local Authority from undertaking any works not referred to in the Plan for which the necessary capital assistance is forthcoming from Central Government or other sources.

6.1.5 The precise effect of public proposals on property and the extent of land acquisitions required to enable these proposals to be implemented will only emerge as detailed designs are prepared as part of the implementation process. Should any conflict arise between the written statement and the maps, the written statement will prevail. Prior to the preparation of detailed plans, developers are advised to consult with the Planning Authority.

6.1.6 The execution of these objectives is contingent upon the availability of public monies.

6.2 MAJOR DEVELOPMENTS DURING 1985 GOREY DEVELOPMENT PLAN PERIOD

6.2.1 During the period of the 1985 Gorey Development Plan the following major developments were carried out -:

- (a) Resurfacing of and improvements to Dublin Road.
- (b) Provision of car parking at the Rams Arms site.
- (c) Provision of traders area and parking facilities at Market Street.
- (d) Provision of traffic lights at the Avenue.
- (e) Introduction of traffic management system.
- (f) Provision of new Fire Station.
- (g) Opening of new community school.
- (h) Local Authority housing built at Willow Park.
- (i) Provision of signage and litter bins.

SCHEDULE OF DEVELOPMENT OBJECTIVES

6.3 ROADS, TRAFFIC AND CAR PARKING

- T1 Reserve access points off the existing and proposed road network to facilitate the development of appropriate lands.
- T2 Investigate the provision of a pedestrian link and a new road access from The Avenue to serve the proposed backland residential and ancillary development adjacent to Merrion House.
- T3 Investigate the provision of a pedestrian only link to McCurtain Street to serve future backland residential areas adjacent to Merrion House.
- T4 Investigate a pedestrian only link from North Parade to serve the proposed backland residential and ancillary development at Mernagh's Field.

- T5 Encourage the provision of car parks
- (a) to the north of Main Street, particularly in the blocks between Thomas Street and John Street and between John Street and Barrack Street
- (b) and the grounds of the Loreto Convent on St. Michael's Road. Property owners will be encouraged to unite their car parking facilities so as to make more efficient use of the land.
- T6 Provide car parking facilities in the Shambles Lane area and
- T7 Extend the car park at the Rams Arms site. The exact location will be decided in conjunction with Objective C1
- T8 Provide car parking in conjunction with housing and/or other suitable development on back lands between St. Michael's Road and Esmonde Street and investigate access to the site from St. Michael's Road and Esmonde Street - (two locations).
- T9 Carry out surface restoration on the Avenue.
- T10 Carry out improvements to the Gorey Courtyard Road and include cycleways where appropriate.
- 6.4 **HOUSING**
- H1 Provide for licensed residential and ancillary development at Mernagh's Field.
- H2 Encourage the development of backland areas close to the town centre for residential purposes, by the provision of serviced sites for private development to the north of McCurtain Street. (5 ha/12 acres)
- H3 Reserve Local Authority lands at Creagh Demesne for the long term development of housing and other uses. The development of this land will be subject to the provision of adequate drainage facilities. (11.3 ha/28 acres).
- H4 Provide for the development of lands at Goreybridge for Local Authority and social housing. This will include a buffer between the housing and existing industrial estate. (3.6 ha/9 acres).
- H5 Provide small groups of houses in the Garden City by encouraging and facilitating the greater utilisation of serviced land.
- 6.5 **COMMUNITY FACILITIES**
- C1 Investigate the provision of community facilities in conjunction with additional car parking facilities (T7) at the Rams Arms site.
- C2 Investigate new community uses for the Loreto Convent and grounds but not including the graveyard.

6.6

REGENERATION/RENEWAL OF OBSOLETE AREAS

Carry out Environmental improvements in co-operation with the private sector in areas listed below. Assemble land by C.P.O. if necessary in order to provide land packages for development. Improvements will include the removal or restoration of derelict structures, restoration of buildings or other structures of architectural, artistic or historic interest, the provision of and conversion to civic, commercial, residential, recreational and tourist development where appropriate, the provision of traffic management, sanitary services and street furniture. An action area plan will be prepared for each area.

- R1 Shambles Lane/Market Street
- R2 Church Lane/Market House/Mc Dermot Street
- R3 St. Michael's Place/Church Street
- R4 St. Michael's Place/St. Michael's Road
- R5 Church Street/St. Michael's Road
- R6 Pearse Street/Michael Street/Thomas Street
- R7 Pearse Street/John Street/Thomas Street
- R8 Pearse Street/John Street/Barrack Street.
- R9 Pearse Street/Fort Road
- R10 Encourage the refurbishment of incidental infill sites at Arklow Road, Esmonde Street, Wexford Street,
- R11 Encouragement of the refurbishment of terraced houses at McCurtain Street and Grattan Street.
- R12 Investigate the redevelopment of CIE lands at the Railway Station for the provision of a coach and car park for the benefit of rail and bus users. Such development could include some housing and amenity open space, should space permit. Investigations will be carried out in consultation with CIE. The protection and enhancement of the existing stone walls will be an important consideration in this area.
- R13 Encourage redevelopment of back lands between Esmonde Street/St. Michael's Road for housing and/or other suitable development in conjunction with car parking Objective T8.

6.7

INDUSTRY

Reserve land and facilitate the development where appropriate for light and general industry at:

- | | | |
|----|-------------|------------------|
| I1 | Clonattin | 3.4 ha/8.5 acres |
| I2 | Goreybridge | 2.4 ha/6.0 acres |

6.8 RECREATIONAL OPEN SPACE AND AMENITIES

- A1 Investigate the provision of a stream side right of way or walk from the Garden City Through the Grove to the new Community School.
- A2 Develop a roadside garden on Arklow Road and establish an ecology park at Etchingham Grove.
- A3 Improve and maintain all public open space including the provision of landscaping with the co-operation of local community organisations.
- A4 Protect and improve the amenity of the main approach roads to the town. Undertake an action area plan. This will include the control of development along these routes, encouraging the clearing of unsightly areas providing amenity improvements including landscaping.
- A5 Support the local community effort in conjunction with Comoradh 98 in the provision of amenity works at Gorey Hill for the bicentenary of 1798.
- A6 Investigate the opening up of the Church Lane Graveyard as a garden of remembrance in consultation with the owners.
- A7 Reserve the area in the vicinity of the tennis club for amenity and recreational use.
- A8 Reserve part of the Bigwood for amenity and recreational use in co-operation with Coillte. Encourage the development and extension of recreational usage in the woodlands.
- A9 Carry out tree planting at;
Arklow Road,
Tobernamuir Bridge, Carnew Road,
Enniscorthy Road,
Courtown Road, Creagh Demesne,
- A10 Tree Preservation Orders will be made during the Plan Period following further survey and/or as the need arises. (No map references).

6.9 BUILDINGS OR OTHER STRUCTURES OF ARTISTIC, ARCHITECTURAL OR HISTORIC INTEREST FOR PRESERVATION OR PROTECTION

6.9.1 It is an objective of the Planning Authority to secure the preservation of buildings, and structures or features of architectural, artistic or historic interest listed in List 1.

The alteration or demolition of a building or other structure other than an alteration consisting of the painting of any previously painted part of such building or structure will not be permitted.

6.9.2

It is an objective of the Planning Authority to protect the buildings or structures of artistic, architectural or historic interest listed in List 2. Protection in this context means the Planning Authority will consider the preservation of the buildings or other structures listed in the event of an application for permission being made to alter or demolish such buildings or structures. The Planning Authority will have regard to the artistic, architectural or historic interest, the design, quality and character of surrounding development and the condition of the structure when deciding such applications.

6.9.3

The listing includes the items specified, e.g. facade, elevation, shopfront etc. and where no such specification is made the listing shall include the whole envelope of the buildings/structures listed.

Any other building structure within the site curtilage but completely detached from the listed building shall, unless specifically listed, be excluded from the provisions relating to preservation.

6.9.4

Buildings or other structures of artistic, architectural or historic interest listed in Lists 1 and 2 above and which are in the ownership of, or occupied by the state are subject to the same planning controls as private developments under the Local Government (Planning and Development) Act 1993. Buildings or structures listed in Lists 1 and 2 above and which are in the ownership of or occupied by Local Authorities are subject to special planning controls under the 1993 Act. In the event of any of these buildings or other structures being transferred to private ownership or occupation it will be the objective of the Planning Authority to secure their preservation or protection as appropriate.

LIST 1

**BUILDINGS OR OTHER STRUCTURES OF ARTISTIC ARCHITECTURAL
OR HISTORIC INTEREST FOR PRESERVATION**

| NO | BUILDING/STRUCTURE | LOCATION | GRADE |
|----|-------------------------------|---------------------------------|-------|
| 1 | "P. Browne" Shopfront | Main Street and North Parade | R |
| 2 | Christchurch Old School | Main Street | R |
| 3 | Christchurch C of I Church | Main Street | N |
| 4 | "P. J. Conroy" Shopfront | Main Street | N |
| 5 | Market House | Main Street | R |
| 6 | St. Michael's Catholic Church | St. Michael's Road | N |
| 7 | Loreto Convent | St. Michael's Road | R |
| 8 | Gate piers | Fort Road | R |

GRADE

N National Interest (Garnermann Report 1991)
 R Regional Interest " "
 L Local Interest " "

LIST 2

BUILDINGS OR OTHER STRUCTURES OF ARTISTIC ARCHITECTURAL
OR HISTORIC INTEREST FOR PROTECTION

| NO | BUILDING/STRUCTURE | LOCATION | GRADE |
|----|----------------------------------|--------------------|-------|
| 9 | District Hospital | Mac Curtain Street | L |
| 10 | "Hurney's" | No 27 Main Street | L |
| 11 | Garda Station | Main Street | L |
| 12 | Court House | Main Street | L |
| 13 | Former Bank of Ireland | Main Street | R |
| 14 | No 28 " French" (Eastern Facade) | Main Street | L |
| 15 | "No 63" | Main Street | R |
| 16 | No 67 "Myles Doyle" Shopfront | Main Street | R |
| 17 | No. 68 "Doyle" Shopfront | Main Street | R |
| 18 | Railway Hotel | Main Street | L |
| 19 | Presbytery | St. Michael's Road | L |
| 20 | Lough Garman Arms (Shopfront) | Church Road | L |
| 21 | Methodist Church | Church Lane | L |
| 22 | Millmount House | Knockmullen Road | L |
| 23 | Railway Station | Railway Road | L |
| 24 | 1798 Monument | Mac Curtain Street | L |

GRADE

N National Interest (Garnermann Report 1991)
 R Regional Interest " "
 L Local Interest " "