

DEVELOPMENT PLAN
FOR
ENNISCORTHY TOWN AND ENVIRONS
1992

Enniscorthy Urban District Council
Wexford County Council

ENNISCORTHY DEVELOPMENT PLAN 1992.

Adopted by Enniscorthy Urban District Council on 17th February 1992.

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PART ONE

INTRODUCTION, AIMS AND ISSUES

CHAPTER 1

1.1 INTRODUCTION

- 1.1.1 The Development Plan for the Enniscorthy Urban District and environs was last reviewed in October, 1984. 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 Authorities 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 in 1992. The role of Enniscorthy is outlined in The Integrated Operational Programme 1989-1993 proposed by Wexford County Council and is further represented in the National Development Plan 1989-1993.
- 1.1.5 This Development Plan for Enniscorthy 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 Enniscorthy Town. Its land use zoning provisions have been extended to include the areas surrounding the Urban District in order to co-ordinate 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 Enniscorthy Town and its surrounding area 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 Enniscorthy Urban District Council and 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. As may be appropriate, policies will be pursued by either or both Planning Authorities within their respective areas.

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 AUTHORITIES

1.3.1 The area of the plan includes Enniscorthy Urban District of which Enniscorthy Urban District Council is the Planning Authority and parts of the following townlands of which Wexford County Council is the Planning Authority: Greenville, Moyne Upper, Moyne Lower, Blackstoops, Kilcannon, Templeshannon, Clonhaston, Kilagoley, Drumgoold and Enniscorthy.

1.3.2 The area of the Plan may be divided into the following areas;

- (i) West of the River Slaney (465 Ha.) (1150 Acres)
 - (a) The main part of the Urban District (89 Ha.) (220 Acres), on a hillside overlooking the river valley and;
 - (b) The main part of the Environs of Enniscorthy (380 Ha.) (940 Acres) to the north, west and south of the Urban District. This area is within the catchment of the Enniscorthy Main Drainage and contains sufficient area of undeveloped land (121 Ha.) (300 Acres), to fulfil the future development needs of the expanding town up to 1999.
- (ii) East of the River Slaney (198 Ha.) (490 Acres)
 - (a) The remainder of the Urban District (28 Ha.) (70 Acres), on the slopes of Vinegar Hill.
 - (b) The remainder of the Environs of Enniscorthy including Vinegar Hill (170 Ha.) (420 Acres), of which (69 Ha.) (170 Acres) is undeveloped.

1.3.3 Control of development and execution of the objectives of this Plan is undertaken by each Planning Authority within its own area.

1.4 LOCATION AND COMMUNICATIONS

1.4.1 The town of Enniscorthy is sited on the River Slaney in the middle of the County and is located on the following Main Roads:

N11 National Primary Route and Euroroute E01, northwards to Dublin (116 km - 72 miles) via Gorey (29 km - 18 miles) and other East Coast Urban Centres.

Southwards to Wexford (23 km - 14 miles) and Rosslare Harbour via Wexford Relief Road and N.125 (43 km - 26 miles).

N79 National Secondary Route to Waterford via New Ross.

N80 National Secondary Route to Carlow and Midlands via Bunclody.

R702 Regional Route to Kilkenny via Killealy.

R744 Regional Route to Blackwater and the Coast.

1.4.2 The Dublin to Rosslare Harbour Railway passes through Enniscorthy.

CHAPTER 2

AIMS AND OBJECTIVES

2.1 AIMS OF THE PLAN

- A. To improve the living environment for the people of Enniscorthy 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 and encourage urban renewal in the Town Centre.
- (ii) Carry out major environmental and visual improvements to the streetscapes and urban open spaces.
- (iii) Revitalise the residential character of the Town Centre.
- (iv) Complete major improvements to the infrastructure through the Main Drainage.
- (v) Establish a heritage trail/tourist route/axis from the Fairgreen, through Market Square, Abbey Square, to Vinegar Hill linking features of historical or civic or amenity interest along the route.

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 Enniscorthy based on previous surveys, data and problems which came to light during the implementation of the 1984 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 Enniscorthy has slowed down. The population of the Plan Area increased by 3.0% (226 persons) in the period 1981-1986. The Urban District showed a decline of 10.6% (531 persons) while the Environs showed an increase of 29.7% (757 persons) in the same period. Table 1 outlines the trend since 1971 and the Planning Authority's projections up to 1996. Due to the unpredictable nature of population trends since 1971 projections beyond 1996 would be of little value.

3.2.2 The population projections for this Plan were originally calculated using the Cohort Survival Technique based on national projections for Birth, Death and Low Migration and Medium to High Migration as outlined in "Population and Labour Force Projections 1991-2021" Central Statistics Office, April 1988. However, population figures for the Urban District based on the 1991 Census of Population showed that the original projections were too optimistic for the Urban District. The revised projections to 1996 are outlined in Table 1.

3.2.3 In the Urban District the population under 25 years old constituted 46.1% of the population in 1981, 41.4% in 1986 and 36.9% in 1991. This trend is likely to continue and will result in a population dominated by older age groups. The reverse applied to the Environs where a population of under 25's rose from 47.1% in 1981 to 55% in 1986. This trend reversed to 51.0% in 1991. This reflects a declining birth rate.

3.2.4. The projections show a continuing but reducing rate of decline in the population in the Urban District with a modest reducing rate of increase in the Environs. The overall population of the Plan area is beginning to decline. The increase in the environs is not compensating for the decline in the Urban District. The main influences on the future population are a declining birth and death rate and a very unpredictable migration rate.

3.2.5 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 constant review trends in these factors as they relate to the supply of residential land. It is considered, however, that adequate land is already zoned for housing and it is not the purpose of this review to allocate further land for housing on a large scale.

TABLE 1

POPULATION

YEAR	ENNISCORTHY			ENVIRONS			TOTAL		
	POP.	CHG	%	POP.	CHG	%	POP.	CHG	%
1971	5704			1060			6764		
1981	5014	690	-12.1	2553	1493	141	7567	803	11.9
1986	4483	531	-10.6	3310	757	29.7	7793	226	3.0
1991	4127	-356	- 7.9	3528	218	6.6	7655	-138	-1.8
1996	3900	-227	- 5.5	3728	200	5.7	7628	-27	-0.4

CHG = Population Change
Source: C.S.O.

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
Enniscorthy	1297	1296
Environs	531	811
TOTAL	1828	2107

Source: C.S.O.

3.3.2 While the number of households increased by 15% between 1981 and 1986 the overall population increased by only 2.5% and the number of households in the Urban District remains static. This arises out of a trend towards new family (newly married) and single person

households mainly in the newer housing areas in the Environs. 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 eighty five Local Authority houses have been completed at Drumgoold, Barleyfield and Francis Row in comparison with 137 houses in the period 1978-84. Land is reserved however, at Bellefield (100 houses), and on Nolans and Horgans lands on the New Ross road (long-term).
- 3.3.4 The approach to local authority housing is expected to change significantly in the future as envisaged in "A Plan for Social Housing" DOE February 1991. The plan contains a number of innovative measures to broaden and diversify the approach to housing need. Local Authority house building will continue to be an important element in housing policy, but there will be a greater reliance on community based and self help housing initiatives.
- 3.3.5 The small number of large scale private housing development have given rise to ribbon development on the roads radiating from Enniscorthy. This is due in part to the fact that services are not available for large scale developments. The completion of the Enniscorthy Main Drainage will alter this situation and should result in more economic use of residential land. During the period of this plan there will be a greater emphasis on the adherence to the zoning objectives of the plan.
- 3.3.6 The projected population increase indicated the previous section will give rise to 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 is stipulated.
- 3.3.7 The decline in the population in the Urban District combined with the fact that 50% of houses in Enniscorthy are over fifty years old could result in a decline in housing standards particularly in the Urban District. 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 Enniscorthy's residential environments.
- 3.3.8 A most serious problem in private housing developments is the proliferation of incomplete estates and failure of developers to provide proper facilities such as footpaths, adequate road surfaces and public open space. This is likely to make prospective purchasers avoid estates and this could result in continuing ribbon development. The Planning Authority is concerned at this and will use its powers of enforcement to remedy the matter.

3.3.9 It is considered that sufficient land is already zoned to meet housing demand over the plan period although this situation will be constantly monitored.

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

- (a) Ensuring the economic use of land for residential purposes,
- (b) Prevention of ribbon development,
- (c) Encouragement of urban renewal 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) Making provision for travelling people.
- (g) Securing the completion of housing estates.

3.4 EMPLOYMENT

3.4.1 The Enniscorthy area continues to suffer from a lack of job opportunities, high unemployment, a low activity rate and an extremely low industrial base. Over the past five years the level of unemployment in the Enniscorthy area increased from 20.5% to 22.7%.

TABLE 3

NUMBERS ON LIVE REGISTER

AREA	Dec 1988	Dec 1989	Dec 1990	Nov 1991	Sept 1992	% of Workforce sept 1992
Wexford	3144	2917	3003	3185	3160	22.7
E'Corthy	2155	2159	2181	2254	2417	22.7
New Ross	1713	1697	1662	1830	1955	26.2
Gorey	1276	1254	1307	1375	1464	24.9
TOTALS:	8288	8027	8153	8644	8996	23.8

Source:- Central Statistics Office.

3.4.2 The 1986 Census indicates that the overall activity rate, i.e.

the total number employed as a percentage of total population is 27.4% compared to a national average of approximately 30.0%. Employment in the agricultural sector was formerly a strong feature of the economy of the Enniscorthy area. The continuous employment decline in this sector has had a serious effect on employment levels and the general economy. It would require almost 1,400 new jobs to bring the activity rate up to the national average in the Enniscorthy area.

3.4.3 The industrial base, representing employment in the manufacturing sector in the Enniscorthy area has always been very low. Further redundancies in this sector over 1990-1992 year have more than offset new jobs created in the same period. The industrial workforce remains static at approximately 1,300. This means that the percentage now employed in the manufacturing sector is at an extremely low level of 4.2%.

3.4.4 Taking the Employment and Industrial Base figures together it is evident that the Enniscorthy area has a pressing need for jobs to bring employment levels somewhere near the national average.

3.4.5 In view of the fact that the Designation of the County for higher industrial grants is only for a period of three years from 1st January, 1989, urgent attention is needed now to derive any worthwhile benefit from Designation for the Enniscorthy area.

3.5 TOURISM

3.5.1 The main tourist assets of Enniscorthy are :-

- (a) Its location in the picturesque Slaney River valley with its river walks major vantage points i.e. Vinegar Hill, Duffry Gate and Turret Rocks.
- (b) The Castle and Museum.
- (c) The Strawberry Fair
- (d) Active and passive recreational facilities.
- (e) Its location on the N11 (E01) particularly since the Wexford Relief Road has redirected some traffic along this route.
- (f) Central location in the county with access to the Slaney Valley, Blackstairs and Bunclody.

3.5.2 The provision of or improvement to the following will have a significant impact on the tourist potential in Enniscorthy.

- (a) Improved traffic circulation arising from the completion of the Rafter bridge and Blackstoops - Scarawalsh route.

- (b) Provision of extra tourist accommodation including a based/touring caravan park and provision of tourist bus/coach stop/service area.
- (c) Development of Vinegar Hill Historical Park and '98 Trail. This will include the development of an interpretative centre at Vinegar Hill or in the town. This is an important regional historical feature linking with Carlow, Kilkenny, Antrim and the French Revolution.
- (d) Provision of an all weather Centre/Leisure Complex including a swimming pool.
- (e) Establishment of tourist routes e.g., Norman/Viking Trail, steam train to Wexford and river cruises.
- (f) Expansion of the Enniscorthy Castle Museum for tourist purposes.
- (g) Provision of and improvement to boating and fishing facilities on the river.
- (h) Careful planning of Urban Renewal so as to protect the character of the town.
- (i) Use of some of the old warehouses as tourist facilities.

3.5.3 The Bicentennial celebration will give Enniscorthy an opportunity to assert itself from a tourism point of view. It is possible to establish the town as an important tourist attraction.

3.5.4 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 URBAN RENEWAL

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 :-

The riverbanks and Enniscorthy bridge;

The church spires;

The narrow winding streets and steep inclines;

The Square;

The simple facades of buildings, which form frontages to the streets and open spaces;

The Castle

The old warehouses

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 "unsuitable" and out of character with the town as a whole.

3.6.3 In latter years, the greatly increased flows of traffic through the narrow streets 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 urban renewal while preserving the inherent character of Enniscorthy.

3.6.5 Urban renewal in this context 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. Urban renewal also includes areas designated under the Finance Act (There are no such areas in Enniscorthy yet). Renewal can be carried out in any part of the town irrespective of whether the area is designated or not. The Planning Authority will pursue the designation of some parts of the town.

3.6.6 While urban renewal may take place in any part of the town, the following areas are worthy of special attention :-

Templeshannon
Spring Valley
The Riverside Areas
Abbey Square
Irish Street Warehouses
Barrack Street
Former Technical School

3.6.7 It is intended to secure a commitment of investment from the private sector in urban renewal and development.

3.7

RECREATIONAL OPEN SPACES AND AMENITIES

3.7.1

The setting of Enniscorthy on hillsides overlooking the Slaney Valley has provided excellent natural amenities for both active and passive recreation. Such amenities provide pleasant recreation areas and enhance the town as a place in which to live.

3.7.2

The main public open spaces (natural and man-made) are :-

- (a) The river valley with its linear parks and river side walks.
- (b) Vinegar Hill overlooking the town and Valley.
- (c) Turret Rocks
- (d) Fairgreen
- (e) Pig Market
- (f) The urban open spaces - Abbey Square and Market Square.

3.7.3

The main private open spaces in the ownership of clubs are :-

- (a) The Rugby Field
- (b) The G.A.A. Field
- (c) The Pitch and Putt Course
- (d) The Agricultural Society Grounds

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. Enniscorthy is a relatively small town however and the countryside is only a short distance from any part of the town.

3.7.7

Future amenity facilities will include :-

- (a) All weather facilities/leisure complex at Templeshannon.
- (b) Improvements to facilities on Vinegar Hill.
- (c) Continued improvements to river side areas and possible provision of a river feature e.g. fountains in the river.

- (d) Provision of playing field near Blackstoops graveyard.
- (e) Provision of walking routes of historical and amenity interest through and across the town.
- (f) Use of the Island as a wildlife reserve.
- (g) Provision of amenity facilities on Horgan's and Nolan's land as houses are built in the area.

3.7.8 Table 4 shows the main categories of open space :-

TABLE 4
OPEN SPACE IN ENNISCORTHY

		AREA	
		HA.	Acres
1.	Public Open Space	28	69
2.	Public Open Space (Housing Estates)	4	11
3.	Private (club) open space	18	45
4.	Private (schools)	8	19
	Active Sports Open Space (3.4 Ha. per 1000 population)	26	64
	Passive Open Space (4.2 Ha. per 1000 population)	32	80

3.8 **SHOPPING**

3.8.1 Enniscorthy is second to Wexford in the hierarachy of retail shopping in Co. Wexford. It is situated in the geographic centre of a prosperous farming hinterland and as such is well located to serve the population of the area.

3.8.2 The main retail facilities are concentrated in the Centre of town on the western side of the river, on the streets radiating from Market Square with new development in the Abbey Square area. A smaller shopping area is located along the Shannon Quay and Templeshannon area to the east of the River.

3.8.3 Seventy three convenience (food, tobacco, sweets, newspapers and chemists) goods shops constitute 42% of the retail shops in Enniscorthy. The comprehensive range of comparison (clothing, footwear, durable household goods, other non food) shops accounts for 58% (102 shops). The main Supermarket comprises 2100m of floor space.

- 3.8.4 Recent developments in the Abbey Square area and continued refurbishment of existing shops elsewhere indicates that there is increasing confidence in Enniscorthy as a shopping area. The construction of the new bridge, improved parking management and opportunities for urban renewal should ensure a better future for the town in its role as the main shopping area for the mid county area.
- 3.8.5 It is difficult to estimate future retailing needs for a town the size of Enniscorthy. It is expected that trends will change towards more convenience shopping being based in the supermarkets.
- 3.8.6 The main objective regarding shopping will be :-
- (a) The encouragement and promotion of modern town facilities.
 - (b) Provision of adequate local convenience shops outside the Central Area.
 - (c) Consolidating and keeping main shopping areas in the Central Area.
 - (d) Exploiting opportunities for urban renewal.

3.9 COMMUNITY AND EDUCATIONAL FACILITIES

- 3.9.1 In addition to its wide range of retail, commercial and professional establishments, Enniscorthy has three hospitals, a number of residential homes for the mentally handicapped, a special school for the mentally handicapped, a Health Clinic, Workshop and Hostel.
- 3.9.2 The educational facilities include four primary schools and three post primary schools. These include a new VEC school on the Milehouse Road.
- 3.9.3 Other facilities include a Cinema, Dance Hall, a Community Centre, Youth Clubs, Tennis, Canoeing and Badminton Clubs as well as the Golf Club and a Pitch and Putt Course.
- 3.9.4 A major need in the town is for a swimming pool/leisure centre. A site is available in the Rectory field.
- 3.9.5 Additions to and improvement of community facilities during the Plan Period and later will include :-
- (a) Relocating the library to the former technical school.
 - (b) Construction of a new fire station,

- (c) Provision of a new municipal touring caravan site,
- (d) Provision of a new graveyard,
- (e) Provision of neighbourhood facilities in the western development area as housing areas expand,
- (f) Construction on all-weather Centre/Leisure Centre.
- (g) Construction of a new Garda Station.

3.10 SANITARY SERVICES - Water Supply

3.10.1 The Enniscorthy water supply derives most of its water from the River Slaney. Enniscorthy is located in the proposed North Central water supply area. A bore hole at Kilagoley supplements the supply and another at the Moyne is used occasionally to supply the town. The water supply is sufficient for most of the year but comes under some pressure during the strawberry season.

3.10.2 It is envisaged that the water supply will be adequate to serve the needs of the Plan Area for the next five years.

3.11 SANITARY SERVICES - Sewerage Facilities

3.11.1 The existing system involves deficient sewers which are discharged directly to the River Slaney.

3.11.2 The Main Drainage includes the existing treatment plant designed for a population of 10,000. Phase 2 will serve the built up area and the development area to the west of the town. Phase 1 in Templeshannon will not take in any new development. Phase 3 will serve the area to the north east of Vinegar Hill.

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 crosses the Slaney near the Town Centre,
- (b) The N79 National Secondary route to Wexford,
- (c) Regional and County roads radiating east and west from the town centre.

3.12.2 Traffic circulation in Enniscorthy is hindered by :-

- (a) Narrow streets,
- (b) Steep inclines,
- (c) Through traffic mixing with local traffic,

(d) Extra traffic which has been redirected to the N11 by the completion of the Wexford Relief Road.

3.12.3 The completion of two major developments will help to significantly reduce the congestion :-

(a) The Rafter Bridge including improvements to traffic circulation in the quays and Abbey Square,

(b) The construction of a new road (N11) Blackstoops to Scarawalsh to bypass the industrial area at the Moyne and improvements to the Blackstoops road.

3.12.4 Through traffic will continue to mix with local traffic particularly in the area near the bridge and Quays but flows should be significantly improved.

3.12.5 The introduction of The Disc Parking Management System has increased the parking turnover in the Central Area. Expansion of existing areas will continue.

PART TWO

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 The concentration of future development will be in the Western area of the town as this area coincides with the First Stage of the Enniscorthy Main Drainage Scheme to be implemented over the plan period. Taking into account likely population levels up to 1996, it is considered that there is adequate land zoned for residential development over the Plan period.

4.2.2 In the longer term development of the Eastern area of the town may take place depending on the housing demand and the long term implementation of Stage Three of the Main Drainage Scheme. It

is the intention of the Planning Authority to carefully monitor the population and housing trends over the coming 5 years so as to be aware of the emergence of any unexpected patterns.

- 4.2.3 It is the policy of the Planning Authority to prepare an action area plan for the Western residential areas. This will provide for orderly development by appropriate phasing and provision of services, roads and amenity areas.
- 4.2.4 Whilst most new housing development will be concentrated in the area outside the Urban District, it is the policy of the Urban District Council to revitalise the residential character of the Town Centre through;
- (i) Urban Renewal by both private and public sectors,
 - (ii) Encourage 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.
- 4.2.5. 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.
- 4.2.6 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.
- 4.2.7 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 development takes place in depth, to obtain the most economic use of land and services;

- (d) Prevent unsightly ribbon development and ensure that residential developments shall be suitably located and they shall provide a satisfactory, safe and visually pleasing environment for residential and for the community in general;
- (e) Ensure that all new residential developments comply generally with the standards as outlined in the Proposed 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.
- (f) 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.
- (g) Ensure that all developments 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.
- (h) Encourage the extension and improvement, where possible, of the existing housing stock within the Plan Area.
- (i) Discourage the loss of habitable dwellings through neglect.
- (j) Discourage the change of use of habitable dwellings to other uses.
- (k) Exclude non compatible uses from residential areas.
- (l) Relate non residential developments in residential areas to the needs of that area.
- (m) Improve residential amenities by initiating suitable environmental improvements.
- (n) Restrict the use of mobile homes and temporary dwellings in the Development Area. Such development will not normally be permitted.
- (o) Investigate the provision of houses for travelling people.

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 can not 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 Enniscorthy 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 Local Authorities intend to encourage and facilitate the expansion of existing industry in the Plan Area.

4.3.3

It is questionable whether 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) Continue to co-operate closely with the I.D.A. in developing zoned sites for industrial and commercial uses.
- (b) Ensure that any new industrial land is serviced.
- (c) 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.
- (d) To actively promote the County Council's 90 acre industrial site at Edermine. While this site is outside the Plan Area, the attraction for major industry to the site would have a major impact on the economy of the Town.

4.4

TOURISM

4.4.1

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 Enniscorthy as a tourist centre for both touring and based holidays,

- (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 wet weather facilities,
- (j) Encouraging the refurbishment and upgrading of all tourist accommodation,
- (k) Preparation of a Town Embellishment Plan.
- (l) Provision of a 1798 Interpretative Centre.
- (m) Provision of a municipal touring caravan park.
- (n) Exploiting the central location of Enniscorthy in the County by establishing tourist routes through and into the town.
- (o) Assistance in the development and promotion of youth and language exchanges, craft centres and swimming pool.

4.4.2 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 co-operation with local interests in the planning and development of the area

4.5 URBAN RENEWAL

4.5.1 It is the policy of the Planning Authority to seek the designation of parts of the Town Centre under the Finance Act 1987. This will provide incentives to the private sector to undertake urban renewal developments in these areas.

4.5.2 It is the policy of the Planning Authority to assemble sites suitable for renewal and re-development and to seek the co-operation and commitment of the private sector in securing urban renewal 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 The Urban District Council intend to facilitate the consolidation, expansion and re-development of the Town Centre Area to serve its large hinterland population to act as a Regional Centre, having special regard to :-
- (a) Maintaining its unique historical and architectural character with its narrow street network, 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 Urban District Council 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,
- (c) Placing existing and future services underground and the elimination of the existing wirescape. Some of these schemes are in progress, others will be identified in the Development Objectives section of this Plan,

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 Enniscorthy town shopping area constitutes the dominant shopping focus for its Environs and a large part of central County Wexford. The future distribution of shopping in the Enniscorthy 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) Encourage and facilitate the provision of neighbourhood centres in the areas outlined in the Council's zoning and development objectives,
- (f) 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 narrow street and lane network, recognising their importance as pedestrian routes,
- (b) Conserving frontages to urban open spaces and squares, to maintain their "enclosure", restricting car parking and restoring amenity qualities,
- (c) Conserving generally buildings and structures of artistic, historical or architectural interest, including feature details, e.g. natural stone warehouses, slate-walled buildings, splayed back corners on buildings, traditional shadow stone paintwork and encouraging new uses,
- (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 6.10 ensuring that new developments will be sympathetic and complementary in character,
- (f) Ensuring that new developments reflect the highest standards of design and layout,
- (g) 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,
- (h) 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 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), the Planning Authority will, and developers shall, have due regard to the "Draft Guidelines On Urban Archaeology" by the National Monuments Advisory Council - September, 1988, in ensuring the protection of these items.

4.9 SHOPFRONTS AND ADVERTISING

4.9.1 Shopfronts

Shopfronts and advertising make a significant contribution to the quality and character of the streetscape especially at pedestrian level. It is the policy of the Planning Authority 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".

4.9.3 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) Identify suitable outdoor poster advertising sites on an ongoing basis. Outdoor poster advertising at all other locations will be prohibited,
- (b) 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,
- (c) 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 including the River Slaney and Vinegar Hill.

4.10.2 The Planning Authorities 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 :-

- (i) Improve and upgrade the urban street and road network,
- (ii) Establish a road system designed to serve the projected land use pattern,
- (iii) Establish a road hierarchy with principal routes (distributor road) along Island Street,
- (iv) 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.

- (v) Ensure that access roads from distributor roads are self contained routes and not through routes,
- (vi) Provide pedestrian ways (independent from vehicular routes) to link residential areas, and local neighbourhood centres,
- (vii) Preserve public rights of way,
- (viii) Provide parking facilities for disabled persons within the Town Centre,
- (ix) Undertake a comprehensive traffic management and parking survey and action plan to :-
 - (a) Identify problems and problem areas,
 - (b) Identify the management and parking needs of the town
 - (c) Identify suitable sites for new car parking facilities
 - (d) Identify suitable areas of pedestrian priority or pedestrianisation of streets in the town centre
- (x) Encourage the provision of off-street parking to provide for short-term requirements,
- (xi) Ensure that the implementation of any action plan does not adversely affect the inherent character of the town and streetscape.

4.11.2

PUBLIC TRANSPORT

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

4.12

SANITARY AND ENVIRONMENTAL SERVICES

4.12.1

Through the improvement of the sewerage system and the provision of an efficient system it is envisaged that 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 sewage system, to provide an efficient town system and to treat the town sewage which caters for the development area. To

this end it is the policy to :-

- (a) Complete Phase 2 of the Enniscorthy Main Drainage to serve the Western development area and that part of Phase 1 in Templeshannon,
- (b) Encourage development in the Western development area so that the most efficient use of land and services is secured,
- (c) Ensure that developers provide efficient drainage systems with separate surface water drains,
- (d) To complete Phase 3 of the Main Drainage to serve the Eastern part of the Plan Area.

4.12.3 It is the policy of the Planning Authority to provide an adequate, safe, potable water supply for the town. To this end it is the policy to :-

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

4.13 ENVIRONMENT

4.13.1 The consequences of 200 years of pollution on the environment have recently been the subject of much debate. The exact effect of the "Greenhouse Effect" or global warming is not clear and it may be some time before its effects are realised.

4.13.2 With regard to the environment generally it is the policy of the Planning Authorities to :-

- (a) Keep itself informed of the likely impact of global warming on the Plan area and to take appropriate action as is deemed necessary,
- (b) Encourage greater environmental awareness in the community,
- (c) Protect the tree stock in the Plan area and to encourage the planting of coppices or groups of trees where appropriate. The Planning Authority intends to plant trees on selected sites in cooperation with the Forest Service under the Urban Afforestation Programme.
- (d) Assist in the establishment of waste recycling schemes, e.g. Bottle Banks, Paper and Metal,

- (e) Continue to monitor smoke pollution and control it where appropriate under the Air Pollution Act 1987.
- (f) To seek the designation of the built up area as a smokeless zone.
- (g) Cooperate with all statutory and community environmental agencies and organisations.

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.

4.15 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.

4.15.2 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.

PART THREE

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 re-development 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 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.

5.3.4 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.

5.3.5 A matrix Table 5 sets out the acceptability or unacceptability of various uses of each of the Land Zoning Objectives.

5.3.6 "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 Urban District.
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.

TABLE 5

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	NO
19	Offices	*	*	YES	*	NO	NO
20	Repair Garages and Panel Beating	NO	NO	*	*	NO	NO
21	Petrol Stations	NO	NO	*	*	NO	NO
22	Motor Sales Outlets	NO	NO	*	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
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.

- (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.

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.
- 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.

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).

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 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, 2 and 3 in Part Four of this Plan.

5.10.2 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, to consider the preservation of such buildings or other such structures, and to refuse permission where the Council decides such structures should be preserved.

5.10.3 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.

5.10.4 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), the Planning Authority will, and developers shall, have due regard to the *"Urban Archaeology Guidelines For Planning Authorities, Developers and Archaeologists"* by the National Monuments Advisory Council - September, 1989 in ensuring the protection of these items.

5.10.5 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.

5.10.6 If known archaeological remains exist within the boundaries of a site, it will be necessary to require the carrying out of an archaeological test, at the developers expense, under licence to the OPW. A report on the results shall accompany any planning application. 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.

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 or 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 6

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 (accessway) 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 8 In the case of multiple use the parking requirements related to each use shall apply. In the case of development not covered by Table 8 the Planning Authority shall decide what requirements shall apply to those developments.
- 5.17.3 The basic dimensions required for the layout of car parking areas are as follows :-

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

5.17.4

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.

TABLE 8

PARKING STANDARDS

LAND USE	PARKING STANDARD (SPACES PER UNIT)
Dwelling or Flat	1 or 2 per dwelling or flat.
Residential Institution	1 per two dwelling units.
Schools	2 per classroom.
Hospital	1 per four patient beds, plus 1 per doctor, plus 1 per 47 sq m (500 sq ft) of offices.
Clinics & Group Medical Practices	3 per consulting room.
Churches, Theatres, Cinemas, Ballrooms, Halls, Stadia, Swimming Pools	1 per 4.6 to 9 sq m (50-100 sq ft).
Hotels, Motels, Hostels, Guest Houses	1 per double bedroom or two single bedrooms, bar/lounge space, function rooms, restaurant/dining area and leisure facilities will be separately assessed
Shops	1 per 9 to 23 sq m (100-250 sq ft).
Small Shops (owner occupied) not exceeding 37 sq m (400 sq ft) (excluding small shops in major developments)	no on site parking requirements for the first 23 sq m (250 sq ft) of the development.
Restaurants and Cafes (including Hotel Restaurants, Function Rooms and Discos)	1 per 9 sq m (100 sq ft) of public space.
Public Houses (incl Hotel Bars)	1 per 2.3 to 9 sq m (25-100 sq ft)
Industry -Factory	1 per 30 sq m (323 sq ft) gross floor area.
-Warehousing	1 per 100 sq m (323 sq ft) gross floor area.
The number of employees will also be taken into consideration.	
Offices	1 per 9 sq m (100 sq ft) public space and 1 per 18 sq m (200 sq ft) private space.
Banks	1 per 9 sq m (100 sq ft) public space 1 per 18 sq m (200 sq ft) private space plus 2 spaces for security vehicles.
Cultural Buildings, Arts Centres	1 per 33 sq m (350 sq ft).
Sports Grounds, Sports Clubs	1 per 47 sq m (500 sq ft) of Floor space 6 per playing pitch, 2 per tennis or squash court. Bars, lounges, function rooms, dancing areas, restaurant or dining area will be separately assessed.

The nature and location of the proposed development will determine the exact ratio to be used.

- (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.

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 outlined in *Table 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, 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.

PART FOUR

DEVELOPMENT OBJECTIVES

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 can be achieved in co-operation with the community on a self-help basis. The aim is as always to make Enniscorthy 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 1984 Enniscorthy 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 1984 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. 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.
- 6.1.4 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.

6.1.7 Objectives indicated with an asterisk relate to those exclusively or partly within the area of the Enniscorthy Urban District Council. The objectives are indicated with a Development Objectives map reference. Map 2 is the Development Objectives Map, map 3 is the Town Detail Plan and map 4 is the Urban Renewal Map.

6.2 DEVELOPMENT OBJECTIVES IN THE 1984 ENNISCORTHY DEVELOPMENT PLAN

6.2.1 During the period of the 1984 Enniscorthy Development Plan the following major development objectives were completed :-

- Implementation of the first and second stages of the Main Drainage Scheme (S1)
- Construction of the New Bridge over the River Slaney (T1)
- Realignment of Springvalley (T2)
- Improvements to the existing bridge (T3) and Abbey Quay (T4)
- Realignment of the National Primary Route N11 (E01) from the north end of Island Road to Moyne Lower. This work was carried out instead of the improvements to the N11 through the industrial area (T11)
- Construction of 22 houses at Barleyfield (H4) and at Francis Row (H5)

6.2.2 The following objectives are ongoing :-

- Amenity works along the Slaney at St. John's Road (A1)
- Improvements to Vinegar Hill (A2)
- Improvements to Fairgreen (A5)
- Improvements to the riverside along Blackstoops Road (A10)
- Improvements to the area beside the old Reservoir (A11).
- Protection of views and trees are ongoing except for the loss of the Cotton Tree (A13) and trees on Abbey Quay (A16) due to the road improvements in the area. New trees will be planted in these areas.

SCHEDULE OF DEVELOPMENT OBJECTIVES

6.3 ROADS TRAFFIC AND CAR PARKING

- T1 Improve the National Secondary Road N79 Enniscorthy to New Ross on its' town approach from Jamestown to Arnold's Cross. Seek the upgrading of this road to National Primary Status (Map 3).
- T2 Improve the Ross Road (No. 441) from the Plan boundary to the Agricultural Society Grounds. (Map 2).
- T3 Reserve land for the Western Relief Road (Bypass). The completion of this road is a long term objective and its route may be influenced by the proposed National Road Plan in the National Development Plan 1989 - 1993. The exact route of this road has not yet been determined and most of it is likely to be located outside the Plan Area. This objective is therefore not indicated on the maps.
- T4 Introduce such traffic management regulations, in the areas of the bridges at Abbey Square, Abbey Quay and Slaney Place as detailed survey and assessment show to be necessary. (No map reference)
- T5 Carry out improvements to Island Street. (Map 3).
- T6 Reserve the land necessary for road access to the development area lying between Carley's Bridge Road and Cherry Orchard Road. These roads will serve as residential access roads only and not as through routes. (Map 2).
- T7 Reserve the land necessary for road access to the development area between Milehouse Road and Greenville Lane. These roads are of the same category as those in T6. (Map 2).
- T8 Improve Greenville Lane and reserve land for junction with T11 above. (Map 2).
- T9 Reserve access points off existing and proposed road networks. (Maps 2 and 3).
- T10* Widen the narrow sections John Street near the Courthouse. (Map 3).
- T11* Improve Munster Hill. (Map 3).
- T12* Widen the street at Templeshannon adjoining St. Senan's Cemetery without causing any damage to the cemetery or its boundary walls. (Map 3).
- T13 Improve road junction at Rectory Road and St. Senan's Road. (Map 3).
- T14* Improve road junction at Arnold's Cross. (Map 3).

- T15* Improve road junction at Millpark Road/Friary Hill. (Map 3).
- T16* Provide public car park off Lower Shannon. (Map 3).
- T17* Reserve land for possible extension of the car park at Ref. T15. (Map 3).
- T18* Investigate the provision of extra parking facilities at the former Technical School in association with the overall development of this site. (Map 3).
- T19 Provide car park at Blackstoops Cemetery. (Map 2).
- T20* Investigate the pedestrianisation of Slaney Street and Rafter Street, Slaney Place and Market Square (Map 3).

6.4 HOUSING

- H1 Assist in the construction of houses at Drumgoold. (Map 2).
- H2 Assist in the construction of houses at Cherry Orchard. (Map 2).
- H3 Assist in the construction of houses at Bellefield. (Map 2).
- H4 Assist in the construction of houses at Ross Road on land in the vicinity of the Showgrounds. (Map 2).
- H5 Prepare an action area plan for the western residential areas to provide for orderly development of these areas. This plan will include provision for community, educational and shopping facilities and recreational open space where required. (Map 2).

6.5 COMMUNITY FACILITIES

- C1 Assist with the restoration and development of the Athenaeum as an arts/cultural centre for the Enniscorthy Area. (Map 3).
- C2 Investigate the provision of the following on the former Technical School site
 - Fire Station
 - Garda Station
 - Library
- C3 Investigate a suitable use for the old fire station site. (Map 3).
- C4 Assist the provision of a swimming pool and community centre on lands at Templeshannon. (Map 3).

6.6

URBAN RENEWAL AND ENVIRONMENTAL IMPROVEMENTS

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 and the provision of traffic management and street furniture. An action area plan will be prepared for each area.

- Templeshannon (Map 4)
- Spring Valley (Map 4)
- The West Riverside (Map 4)
- Abbey Square (Map 4)
- Millpark (Map 4)
- The former Technical School (Map 4)
- Barrack Street (Map 4)
- Irish Street Warehouses (Map 4)

6.7

INDUSTRY

- I1 Continue development of land at the Moyne for light and general industry. (Map 2).

6.8

SANITARY AND ENVIRONMENTAL SERVICES

- S1* The implementation of the Second Stage of the Enniscorthy Main Drainage Scheme to include the built up area to the west of the river to reduce the pollution load on the River Slaney and the implementation of Stage Three of the Enniscorthy Main Drainage Scheme to serve the eastern area of the Town. (No map reference)
- S2* The extension of water mains to serve the western growth area. Links can be developed from the 300mm. trunk main which terminates at Bellefield. (No map reference)

6.9

RECREATIONAL OPEN SPACE AND AMENITIES

- A1 Carry out improvements to and provide amenity development at Vinegar Hill on a phased basis in accordance with the recommendations set out in "Amenity Developments on Vinegar Hill", Foras Forbartha October 1979 and in conjunction with Comoradh '98. (Map 2).

- A2 Establish a heritage trail or tourist route along the axis leading from Fairgreen through Market Square, Castle Hill, Abbey Square, Springvalley and Vinegar Hill linking features of interest along the route e.g. the Cathedral, Old Market House, Enniscorthy Urban District Council Offices, The Athenaeum, St. Mary's Church, Enniscorthy Castle, Abbey Square, the New Bridge, Turret Rocks. Carry out developments in the vicinity of the route which would enhance the tourist/amenity/historic value of the route. (Map 3).
- A3* Continue to develop the Fairgreen as a recreation area, in co-operation with voluntary organisations. (Map 3).
- A4 Reserve the Turret Rocks for amenity purposes including the area to the east and west of Esmonde Road. Provide new viewing points and improve the existing one. (Map 3).
- A5 Protect the townscape value of prominent sites in the Plan Area and to give preference to high quality tourist or civic development on those sites at:
- (i) Turret Rocks (Map 3)
 - (ii) Killagoley (Map 3)
- High quality unobtrusive residential development may be considered in conjunction with the tourist or civic developments.
- A6* Reserve the Island for recreation purposes. Investigate the feasibility for suitable uses, e.g. Wildfowl Reserve, Leisure Park. The liability to flooding in this area will be an important consideration in deciding any proposed use or developments. (Maps 2 and 3).
- A7* Continue to landscape the riverside area below the Blackstoops Road. (Map 2).
- A8* Continue to improve all river bank walks in the plan area and provide new walks where appropriate. (Maps 2 and 3).
- A9* Continue to carry out improvements to land between St. John's Road and the River Slaney adjoining the railway line in accordance with "Improvements to the riverside at Enniscorthy", An Foras Forbartha, December, 1982. Extend this area to the west of the railway line near St. John's Mills. (Map 3).
- A10* Develop the River Slaney as a base for water sports, including the provision of and improvement to jetties, cleaning of the river banks landscaping and provision of navigation aids. (Map 3).
- A11* Investigate the provision of a feature such as a fountain and/or sculpture in the river between the bridges and floodlight the existing white water cascade at the weir at St. Senan's Bridge. (Map 3).

- A12* Reserve and improve the area beside the old reservoir in the Shannon for passive recreation in conjunction with the Spring Valley realignment. (Map 3).
- A13* Continue screening the rear view of properties along the eastern bank of the Slaney north of St. Senan's Bridge. (Map 3).
- A14 Investigate the feasibility of providing a stream side right of way along the stream from Bloody Bridge through Cherry Orchard Bridge to the Ross Road. (Map 2).
- A15 Protect and improve the amenity of the main approach roads to the town. This will include the control of development along these routes, encouraging the clearing of unsightly areas and providing amenity improvements including landscaping. (Maps 2 and 3).
- A16* Carry out environmental and streetscape improvements to the Market Square. These will include the protection of the character of the area, provision of street furniture and amenity facilities, encouraging the placing of the wirescape underground and carrying out improvements to the Municipal Buildings and its environs including the restoration of the old arches. (Map 3).
- A17* Continue to provide with the assistance of other bodies, floodlights on prominent public buildings. (No map reference).
- A18 Preserve the views from Vinegar Hill. (Map 2).
- A19* Preserve the views to the west from the Shannon. (Map 3)
- A20* Preserve the view to the east of the town and Vinegar Hill from the Blackstoops Road and incidental views from Island Street. (Maps 2 and 3).
- A21* Preserve the views to the east of the river from St. John's Road. (Map 3).
- 6.9.1 Carry out tree planting at the following locations :-
- A22 Along riverside walk (Map 3)
- A23 Along the Wexford Road (Map 3)
- A24 Along Milehouse Road (Map 2)
- A25 South of wood to east of Blackstoops road (Map 3)
- A26 Along the N11 from Blackstoops to the Moyne (Map 2)
- A27 Turret Rocks (Map 3)
- A28 Along Abbey Quay (Map 3)

A29 Between the bridge and railway line to east and west of Island Street. (Map 3)

6.9.2 Make Tree Preservation Orders (subject to survey) with respect to the following trees and groups of trees and woods which are of special amenity value in the townscape of Enniscorthy.

P1* Trees on south facing slope east of Mission House. (Map 3).

P2* Trees in gardens behind Presentation Convent. (Map 3).

P3* Trees in gardens to Mill Park House. (Map 3).

P4* Sycamore wood above Irish Street. (Map 3).

P5* Wood west of Blackstoops Road. (Map 2).

P6* Oak and Ash wood on both sides of Esmonde Road. (Map 3).

Protect the following trees which are of special amenity value in the area of Enniscorthy, located on land under the control of the Planning Authority.

P7* Limes on old Technical School frontage. (Map 3).

P8* Trees along Shannon Quay. (Map 3).

P9* Trees at Pig Market. (Map 3).

P10* Trees along riverside walk. (Map 3).

P11* Wood on slopes between river and Blackstoops Road. (Map 2).

P12* Cherry trees at car park on John Street. (Map 3).

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

6.10.1 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.

6.10.2 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.

6.10.3 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.

6.10.4 Important buildings or other structures of artistic, architectural or historic interest in the ownership of, or occupied by the state or Local Authorities are listed in List 3. 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.

6.10.5 Under Section 84 of the 1963 Act, the relevant State Authority is required to consult with the Planning Authority in regard to development proposals (other than a change of use) materially affecting a building or other structure in List 3.

6.10.6 The buildings and other structures listed in Lists 1, 2 and 3 are indicated on the Development Objectives Maps accompanying this Plan.

LIST 1

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

NO	BUILDING/STRUCTURE	LOCATION	GRADE
1	St. Aidans Cathedral	Cathedral Street	I
2	Parochial House (North, South and East Elevations)	Cathedral Street	R
3	"Billy Doyle" (Shopfront)	Main Street	N
4	Methodist Presbyterian Church	Millpark Road	R
5	St. Mary's Church (C of I)	Church Street	R
6	Friends Meeting House	Springvalley/Shannon Quay	R
7	"Dempsey" (Shopfront)	Templeshannon	N
8	Friary (Site of)	Abbey Square	
9	Enniscorthy Castle 12th Century Stone Castle excluding addition built in 1903, modern windows and cement reveals.	Castle Hill	N

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
10	"Jewellery Centre" (Upper facade and shopfront)	Market Square & Main St	L
11	"Godfrey" (Shopfront)	Market Square	R
12	"Thornton's Chemist" (Upper facade and shopfront)	Market Square /Rafter St	R
13	Allied Irish Bank (North facade)	Market Square	R
14	No. 19 "Irish Permanent" (Upper facade and shopfront)	Market Square	R
15	No. 20 "W.K. Stamp" (Upper facade and shopfront)	Market Square	R
16	No. 6 "Options" (Shopfront excluding aluminium fittings)	Main Street	L
17	"S. O'Sionoid" (Shopfront)	Main Street	R
18	"P. Reid" (Upper facade and shopfront)	Main Street	R
19	No. 20 (Upper facade and doorcase)	Main Street	R
20	"Wickham" (Upper facade and doorcase excluding roof)	Main Street	R
21	"First National Building Society" (Upper facade of tall 3 storey house)	Wafer Street	R
22	"The Bookshop" (Upper facade)	Court Street	R
23	"English's Stores" (Upper facade and shopfront excluding aluminium fittings)	Court Street	R
24	"The Coffee Shop" (Upper facade and shopfront)	Court Street	R
25	"T.J. Hayes" (Shopfront)	Court Street	R
26	G & H Lett Warehouse (North east, North west, South west elevation)	Millpark Road	R

LIST 2 (Contd.)

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

NO	BUILDING/STRUCTURE	LOCATION	GRADE
27	H. Murphy Warehouse (North, East and West elevation)	Millpark Road	R
28	Bank of Ireland (North and West facade)	Millpark Road	R
29	Pair of houses South of G & H Lett Warehouse (East facade)	Millpark Road	R
30	C.B.S. School 1860 Building and Annexe (East facade)	Millpark Road	R
31	C.B.S. House (East and South facade)	Millpark Road	L
32	Millpark House (South and East facades)	Millpark Road	L
33	Church Institute (East and South facades)	Church St /Castle St	R
34	Bank of Ireland (East facade)	Castle Street	R
35	The Athenaeum (West facade)	Castle Street	R
36	Burke Roches (Upper facade)	Castle Street	L
37	Patrick Bourke & Co (Upper facade)	Castle Street	L
38	P.J. Garahy (Upper facade and shopfront)	Castle Street	L
39	Terrace of three houses opposite Castle (East facades)	Castle Hill	L
40	House (C 1896) (South facade)	Church Street	L
41	3 storey three Bay house north of Cotton Tree (Upper facade)	Slaney Place	R
42	"The Cotton Tree" (Upper facade)	Slaney Place	L
43	Forestry and Wildlife Service House (East facade)	Slaney Place	L
44	Allied Irish Bank (West and North facade)	Slaney Place	R

LIST 2 (Contd.)

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

NO	BUILDING/STRUCTURE	LOCATION	GRADE
45	Minch Norton Mills (Three groups)	Island Street	R
46	"P.J. Kenny & Son" pair of houses (Upper facades and southern shopfront)	Mary Street	L
47	Former Cornmarket (northern building)	West Quay	L
48	"Greenes" Warehouse (West, North and South facades)	Shannon Quay	L
49	"The Tavern" No. 5 (Shopfront i.e. fascia board and pilasters)	Templeshannon	R
50	"Joseph Newe" (Shopfront excluding modern window fittings)	Templeshannon	R
51	No. 7 (East facade)	Templeshannon	R
52	"J.P. Kavanagh" (Upper facade south and east)	Templeshannon	L
53	Two Bay 2 Storey house with dormer (West facade)	Templeshannon	L
54	Seven Bay house over "Malefocus" No. 23 (Upper Facade)	Templeshannon	L
55	"Dempsey" (Upper facade)	Templeshannon	L
56	Former Alms Houses, three houses (West facades excluding modern windows)	Old Church Road	R
57	Donchoes Warehouse	Railway Station	R
58	Former Rectory (Northwest, Southwest and Northeast facades).	Old Church Road	R
59	Clonhaston House (North and West facades)	Clonhasten	L
60	All boundary stone walls at Gas Works site	Abbey Quay	

LIST 3

**BUILDINGS OR OTHER STRUCTURES OF ARTISTIC ARCHITECTURAL
OR HISTORIC INTEREST IN THE OWNERSHIP OF OR OCCUPIED BY THE
STATE OR LOCAL AUTHORITIES**

NO	BUILDING/STRUCTURE	LOCATION	GRADE
61	St. Senan's Bridge		
62	St. Senan's Well	Templeshannon	R
63	St. Senan's Church Ruins	Templeshannon	N
64	The Windmill Tower (National Monument No. 392)	Vinegar Hill	N
65	Duffry Gate (Site of)	Duffry Gate	
66	1798 Statue	Market Square	R
67	Rafter Memorial	Abbey Square	
68	Technical Institute and UDC Offices (East and south facades)	Market Square	L
69	Enniscorthy Post Office (North and East facades)	Millpark Road	R

GRADE

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