

OVERVIEW OF CHANGES TO THE COUNTY DEVELOPMENT PLAN 2022-2028

DIARMUID HOUSTON
SENIOR PLANNER

29TH NOVEMBER 2022

OUR PLANS

The Wexford County Development Plan 2022-2028 came into effect on **Monday, 25th July 2022**.

Plans for Wexford Town and Enniscorthy will commence 2023

New Ross 2024

Gorey has been extended



OTHER PROJECTS

St Waleran's Master Plan

Enniscorthy Town Centre First Plan

New Ross Town Centre First Plan

Heritage Plan

Biodiversity Plan



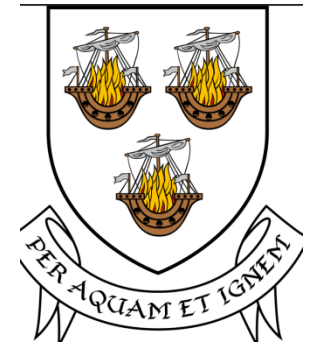
Town Centre First A Policy Approach for Irish Towns



St. Waleran's Demesne Masterplan



- ✘ The County Plan is the first under the National Planning Framework
- ✘ Southern Regional Spatial Economic Strategy
- ✘ For the first time the County Plan is the over arching plan for the whole county since the abolition of the Town Councils
- ✘ Town Plans will be replaced by Local Area Plans (name may change)



OUR LAST CHANCE

- ✘ The plan is to cover the next 6 years which is over half the time we have left to have any impact on mitigating the impacts of Climate Change. The window of opportunity is getting less and less.
- ✘ Over the past few years Wexford has experienced drought, flooding, hurricane force winds and excessive snow fall. Year on year the Earth's temperature is rising breaking all records.
- ✘ *We are close to a tipping point where these impacts will sharply worsen.*

NATIONAL CLIMATE ACTION PLAN 2019



CLIMATE EMERGENCY

The development plan has been prepared to have regard to climate change mitigation and adaptation

Each chapter includes sections on climate change at the start of the chapter



NOW IS THE TIME FOR ACTION



The Plan will have regard to all the Local and National Policies and will provide detailed actions to achieve this by:-

- + Promoting renewable energy working to make County Wexford Carbon Neutral County
- + Improving and creating new biodiversity habitats
- + Reduce the use of fossil fuels
- + Create connected sustainable rural and urban communities

CHAPTER 2 CLIMATE CHANGE



Mitigation and Spatial Planning

Reducing greenhouse gas emissions, using sustainable, renewable energy sources and moving to a low carbon economy.

Promote sustainable transport options, encouraging the use of electric.

Promote the development of towns and villages.

Increase employment to reduce the amount of unsustainable commuting.

Facilitate sustainable agriculture.

Promote renewable energy.

Nearly Zero Energy Buildings (NZEB) by 31st December 2020. Support the development of the UN European Centre of Excellence in High Performance Buildings in Enniscorthy.

CHAPTER 3 CORE STRATEGY – TOWNS AND VILLAGES

Vision for County Wexford

- ✘ Be a self-sustaining, low carbon, climate resilient county where people want to live, work and play.
- ✘ Offer high quality sustainable employment opportunities and high quality residential developments.
- ✘ Have sustainable urban and rural environments supported by excellent physical and social infrastructure.
- ✘ Continue to value its unique natural environment, built and cultural heritage, and which offers a range of high quality experiences to both residents and visitors.



SETTLEMENT STRATEGY



Table 3.4 Page 41

Level 1 Key towns

Wexford Town & Gorey Town

Level 2 Large Towns

Enniscorthy & New Ross

Level 3 Service Settlements

Bridgetown, Bunclody Town, Campile, Castlebridge, Clonroche, Coolgreany, Courtown and Riverchapel, Ferno, Kilmuckridge, Kilmore Quay, Rosslare Harbour and Kilrane, Rosslare Strand, Taghmon and Wellingtonbridge.

CORE STRATEGY

- ✘ Population allocation and densities will impact on the level of zoned land.
- ✘ Still awaiting compact growth guidance to set possible densities.

Settlement Hierarchy	Settlement	2016	2021	2027	2031	2040
Level 1 Key Towns	Wexford Town	20,188	22,849	26,043	27,036	29,273
	Gorey	9,822	11,027	12,474	12,867	13,751
Level 2 Large Towns	Enniscorthy Town	11,381	12,467	13,771	14,086	14,795
	New Ross Town ¹⁰	7,780	8,134	8,558	9,037	10,114
Level 3a Service Settlements	Bunclody Town ¹¹	1,430	1,593	1,788	1,810	1,859
	Castlebridge	1,840	1,965	2,116	2,201	2,392
	Courtown and Riverchapel	3,591	3,673	3,771	3,881	4,130
	Ferns	1,415	1,511	1,627	1,693	1,840
	Rosslare Harbour and Kilrane	1,847	2,057	2,309	2,394	2,586
	Rosslare Strand	1,620	1,730	1,863	1,938	2,106

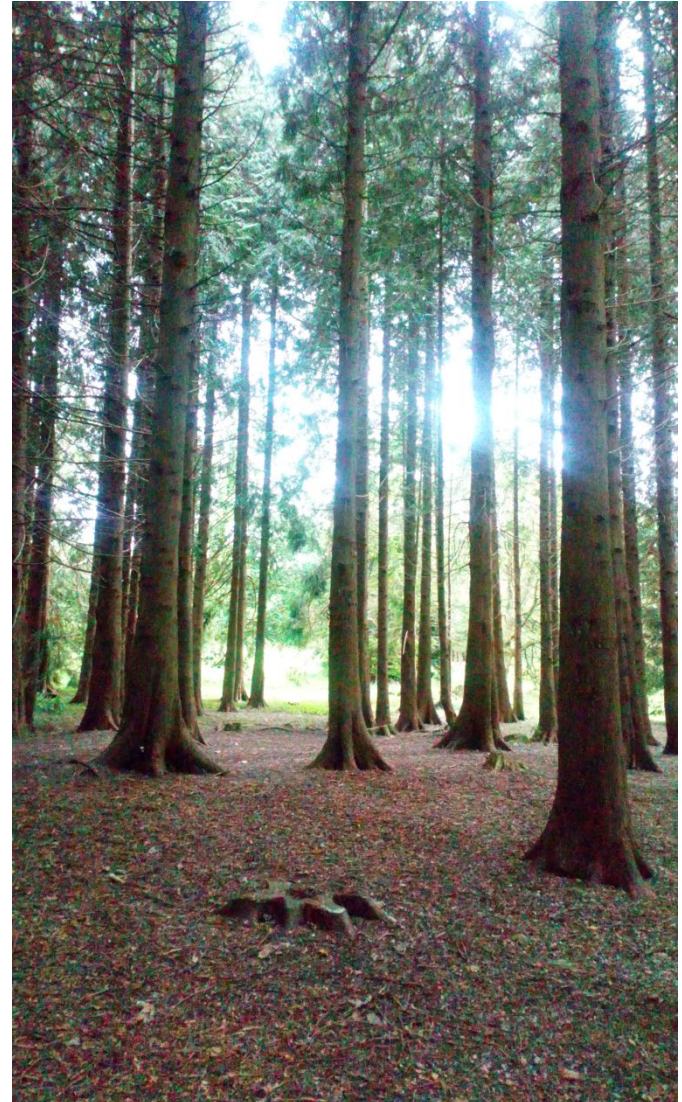
CHAPTER 4 SUSTAINABLE HOUSING

- ✘ Chapter provides assessment on housing requirements and needs
 - + *“to ensure that every household in County Wexford will have access to secure, good quality housing suited to their needs at an affordable prices in a sustainable community”.*



HOUSING ESTATES

- ✘ Electric car charging
- ✘ Adaptable Housing
- ✘ Biodiversity areas
- ✘ Innovative Play



CHAPTER 4 RURAL HOUSING

Plan will continue to support the sustainable development of rural homes for those who have a social function or defined economic function to live in the rural area

However

- ✘ Suitable sites for rural housing are limited more and more each year. Inappropriate development can undermine agricultural and economic development
- ✘ Locals are being priced out of areas and forced to live away from their communities and family supports
- ✘ Increasing demands on services and pressure on environmental resources

The plan therefore seeks to address this issue by focusing more on those who are from the community or are economically contributing to the community and to ensure permission is sought for a home and not for investment.

RURAL HOUSING



RURAL HOUSING

- ✘ **Section 4.9 Housing in the Open Countryside and Table 4.6 Criteria for Off One Rural Housing**
- ✘ **Explanatory notes are also included**

TABLE 4.6 CRITERIA FOR OFF ONE RURAL HOUSING

Category A

Housing for persons who have a demonstrable social functional rural housing need to live in a particular rural area and who are building a permanent home for their own use. While demonstrable social functional need does not apply in Structurally Weak Areas, the person must be building a permanent home for their own

Category B

Housing for persons who have a demonstrable economic functional rural housing need to live in a particular rural area and who are building a permanent home for their own use. While demonstrable economic functional need does not apply in Structurally Weak Areas, the person must be building a permanent home for their own use.

TABLE 4.6 CRITERIA FOR OFF ONE RURAL HOUSING

<p>Strong Urban Influence</p>	<p>A person who has lived full-time in a principal residence for a minimum of <u>7</u> years (not necessarily concurrently and at any time in their life) in that local rural area and the site is within 7km radius of where the applicant has lived or is living and who has never owned a rural house. (See Point 4 in Definitions and Notes regarding owning a rural house). The dwelling must be the person's permanent place of residence. The person can work from home or commute to work daily.</p>	<p>Persons who by the nature of their work have a functional need to reside permanently in the rural area close to their place of work. Functional economic need must be related to a rural <u>resource based</u> activity such as full-time agriculture or horticulture and the nature of the activity or business must require the person to live at on or in close proximity to the business. Similar part-time occupations can also be considered where it can be demonstrated that it is the predominant occupation. The applicant must be able to provide documentary evidence that the employment is full-time or predominant employment when part-time. The applicant must be able to demonstrate that the landholding is such to support a viable enterprise.</p>
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TABLE 4.6 CRITERIA FOR OFF ONE RURAL HOUSING

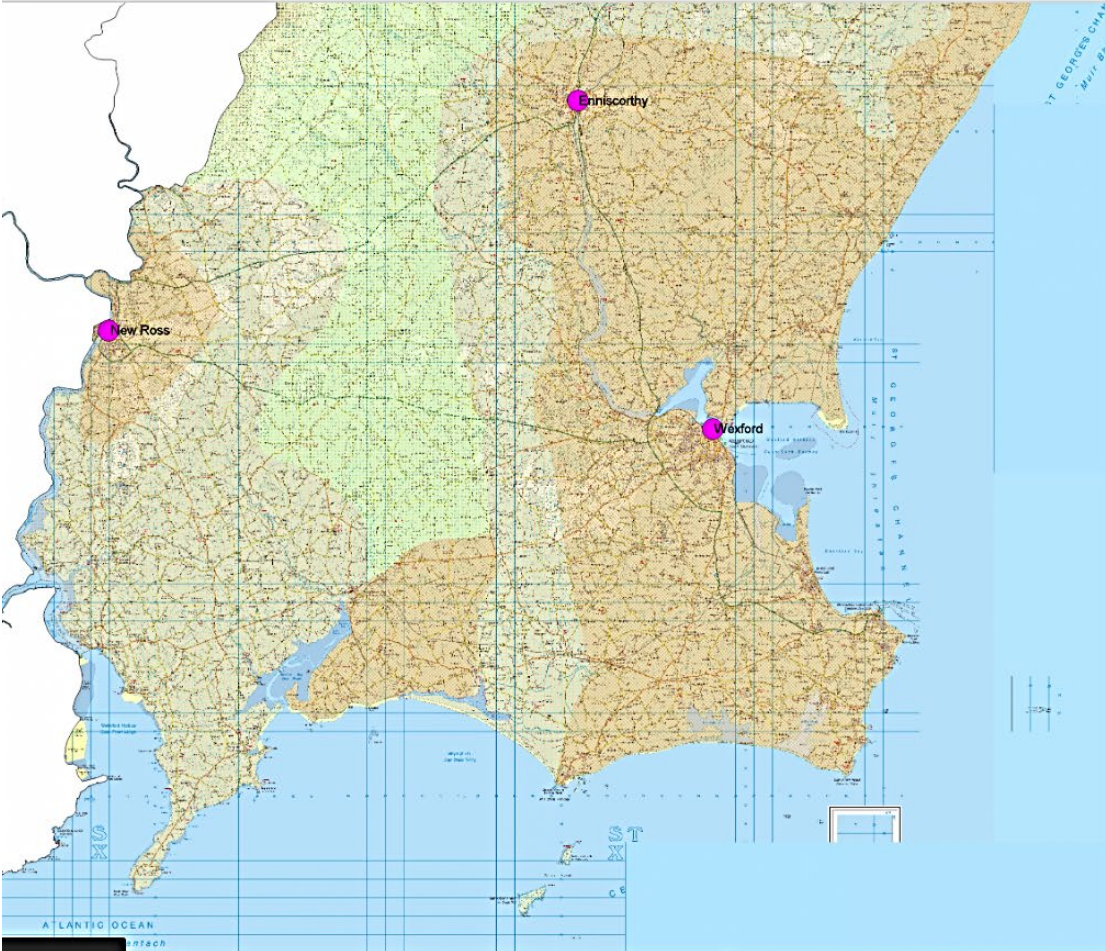
<p>Stronger Rural Area</p>	<p>A person who has lived full time in a principal residence for minimum period of <u>7</u> years (not necessarily concurrently and at any time in their life) in that local rural area and the site is within 15km radius of where the applicant has lived or is living and who has never owned a rural house. (See Point 4 in Definitions and Notes regarding owning a rural house). The dwelling must be the person's permanent place of residence. The person can work from home or commute to work daily.</p>	<p>Persons who by the nature of their work have a functional need to reside permanently in the rural area close to their place of work. Functional economic need must be related to a rural <u>resource based</u> activity such as full-time agriculture or horticulture and the nature of the activity or business must require the person to live at on or in close proximity to the business. Similar part-time occupations can also be considered where it can be demonstrated that it is the predominant occupation. The applicant must be able to provide documentary evidence that the employment is full-time or predominant employment when part-time. The applicant must be able to demonstrate that the landholding is such to support a viable enterprise.</p>
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TABLE 4.6 CRITERIA FOR OFF ONE RURAL HOUSING

Structurally Weak Area	A person building a dwelling house as their permanent place of residence and who has never owned a rural house. (See Point 4 in Definitions and Notes regarding owning a rural house). The person can work from home or commute to work daily.
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TABLE 4.6 CRITERIA FOR OFF ONE RURAL HOUSING

<p>Coastal Zone</p>	<p>A person who has lived full-time in a principal residence within the Coastal Zone for a minimum period of 10 years (not necessarily concurrently and at any time in their life) and the subject site is within 3km radius of where the applicant has lived or is living and who has never owned a rural house. (See Point 4 in Definitions and Notes regarding owning a rural house). The person can work from home or commute to work daily.</p>	<p>Such persons shall be defined as persons who by the nature of their work have an overriding economic functional need to reside permanently in the specific Coastal Zone or Landscape and Heritage Area and do not have access to appropriate land outside that area. Such circumstances will normally apply to land or business owners involved in full-time farming, horticulture, marine or tourism (not including B&Bs) related activities and where the business requires them to be located on the premises/holding. The applicant must be able to provide documentary evidence that the employment is full-time. The applicant must be able to demonstrate that the landholding is such to support a viable enterprise.</p>
<p>Landscape and Heritage Areas</p> <p>(a) Designated ecological areas <u>including SACs, SPAs and NHAs,</u></p> <p>(b) Upland, River Valley or Coastal landscape units²⁸ or <u>a Distinctive Landscapes</u></p>	<p>A person who has lived full-time in a principal residence within that <u>particular landscape</u> or heritage area for a minimum period of 10 years (not necessarily concurrently and at any time in their life) and the subject site is within 3km radius of where the applicant has lived or is living and who has never owned a rural house.</p> <p>In the Slaney River Valley Landscape Unit, the subject site must be within 5km radius of where the applicant has lived or is living and who has never owned a rural house</p>	<p>Such persons shall be defined as persons who by the nature of their work have an overriding economic functional need to reside permanently in the specific Coastal Zone or Landscape and Heritage Area and do not have access to appropriate land outside that area. Such circumstances will normally apply to land or business owners involved in full-time farming, horticulture, marine or tourism (not including B&Bs) related activities and where the business requires them to be located on the premises/holding. The applicant must be able to provide documentary evidence that the employment is full-time. The applicant must be able to demonstrate that the landholding is such to support a viable enterprise.</p>



Chapter 11: Landscape and Green Infrastructure

Chapter 12: Coastal Zone Management and Marine Spatial Planning

Chapter 13: Heritage and Conservation

Chapter 14: Recreation and Open Space Strategy

Chapter 15: Sustainable Communities and Social Infrastructure Strategy

Volume 1 Maps

Map 1: Rural Area Types

Map 2a: Natural Heritage

Map 2b: County Geological Sites

Map 2c: Battlefield Sites

Map 3: Coastal Zone

> Volume 2 Development Management Manual

> Volume 3: Settlement Plans and Specific Objectives

Volume 4: Section 28 Statement of Compliance

Volume 5: Record of Protected Structures

Volume 6: Architectural Conservation Areas

Volume 7: Landscape Character Assessment



TABLE 4-6 DEFINITION AND NOTES

- ✘ In the event of two or more rural policy areas overlapping, the more restrictive policy will apply.
- ✘ A person with a social functional housing rural housing need is defined as a person who is
 - + an intrinsic member of a local rural community having lived for the specified period of time in their 'local rural area' and
 - + who has never owned a **rural** house.
 - + It includes persons who were reared in the local rural area but that local rural area is now within a settlement boundary/zoned land.
 - + It also includes a person who has links by virtue of being a long term rural landowner or the son or daughter or successor of such a person. A long term rural landowner is defined as a landholding owned by that person before the 30th April 2007.



TABLE 4-6 DEFINITION AND NOTES

- ✘ The **‘local rural area’** is defined as an area within the ‘specified distance’ in the Table 4-6 above of where the applicant has lived or was living.
- ✘ Where the ‘specified distance’ for the Urban Influence and Stronger Rural area extends into the Coastal Zone or a Landscape and Heritage Area the lands within the Coastal Zone or Landscape and Heritage Area is excluded from being considered. However, where the specified distance for a person from the Coastal Zone or Landscape and Heritage Area extends into one of the other rural area types, this land will be considered.
- ✘ The ‘local rural area’ includes the open countryside, Large Villages, Small Villages and Rural Nodes but excludes the Key Towns, the Large Towns and Level 3a and 3b settlements. In the context of the Coastal Zone the local rural area is defined as open countryside within the coastal zone.

1. Under both Category A and B, the persons must not have previously owned a rural house. However, the Planning Authority, may in exceptional circumstances, give consideration to such persons. These circumstances include:

- + The person is no longer in possession of that home having been disposed of following a legal separation/divorce/repossession/the transfer of a home attached to a farm to a family member
- + The person requires a new purpose built specially adapted house due to a verified medical condition.
- + An immediate family member who needs to reside beside an older person or person who otherwise needs a carer(s) to provide security, support or care, or the older person or person who requires a carer(s) needs to reside beside an immediate family member.
- + An older person(s), who for verified reasons, wishes to downsize their home but remain within their local rural area and local community.

TABLE 4-6 DEFINITION AND NOTES

In determining whether an applicant has **an overriding need** to live at the particular location the Council will consider whether the applicant has a demonstrable economic need in accordance with the criteria set out in Table 4-6 for the Coastal Zone and the Landscape and Heritage Areas e.g. **full-time farming. In determining whether the applicant has an overriding social need to reside at that particular location, the Council will consider long-term landownership and exceptional health circumstances** as outlined in Point 6. **In both cases (either overriding social or economic need), the applicant must demonstrate that the need for a dwelling** cannot be accommodated elsewhere and the development must comply with Points 7 and 8 relating to access to national and regional roads.

The Planning Authority may give special consideration to **Cases of exceptional health circumstances** supported by relevant documentation by a medical practitioner proving that a person needs to live in a particular environment or requires an immediate family member to live in close proximity to that person.

SECTION 47

- × Objective SH41
- × **All planning permissions** granted for individual rural dwellings in the open countryside will be subject to a condition which will require the applicant to enter an occupancy agreement for a period of **10 years** from the date of first occupation of the dwelling house.

RURAL HOUSING

- ✘ Long term returning emigrants will not be a justification to obtain a rural house (will be assessed on social and economic grounds)
- ✘ Demolition and rebuilding (will be assessed on social and economic grounds)
- ✘ Restoration of vernacular houses and historic structures will be considered



Houses with Fences III by Eithne Jordan

DOWNSIZING



- ✘ To enable a older person to stay in their rural community new policy is proposed but
 - + Must be single storey only
 - + Have a maximum floor area of 125m²
 - + 2 bedrooms (one en suite), a kitchen, living room and bathroom and shall be fully accessible
 - + No extensions

RURAL HOUSING

- ✘ New objectives to reduce carbon footprint
- ✘ Larger sites for larger houses
- ✘ Area of planting to promote pollinator plants and trees



VOLUME 2

- ✘ 3.1 Single Dwellings in Rural Areas
- ✘ 3.1.1 Design Guidance for Single Houses in Rural Areas



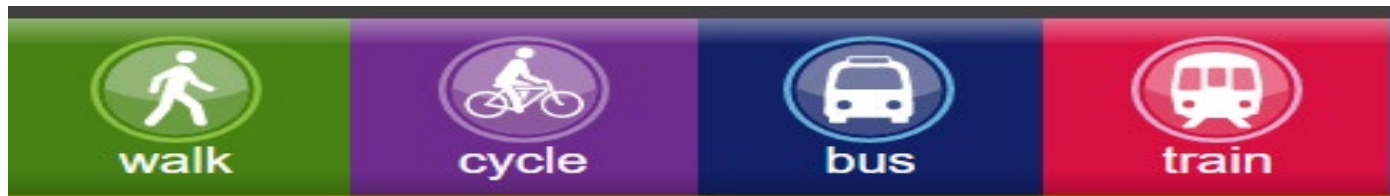
Table 3-3 Site Size, Dwelling Floor Area Ratio and Biodiversity Requirements

Dwelling Floor Area	Site Size Hectares	Biodiversity
<100m ²	0.2	Boundary reinforcement
100-200m ²	0.2	20% of site
>200m ² -300m ²	0.4	20% of site
>300m ²	1.0	50% of site

TRANSPORTATION

Climate Change and Transportation

- ✘ Transportation is one of the most significant generators of greenhouse gasses and consumers of energy. In 2017, 19.8% of Ireland's greenhouse gas emissions were attributable to transport sources.



TRANSPORTATION

- ✘ Promote walking
- ✘ Promote cycling
- ✘ Promote bus and rail
- ✘ Promote electric vehicles but reduce car use when possible.



- ✘ 20% of all car parks to have charging points



- ✘ New policies on parking in town centres
- ✘ Proposals to provide edge of town parking and public transport hubs

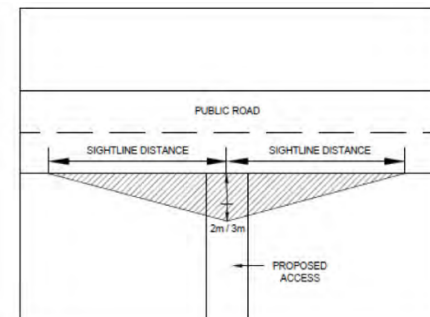
Sightlines

- ✘ 65 m (local road).
 - ✘ 135 m (Class 2 Regional Road)
 - ✘ 220 m (Class 1 Regional Road)
- ✘ Where works are required to achieve sightlines at a vehicular access, the necessary works to achieve the required sightlines must be indicated within the site edged red submitted with the planning application. No construction of the dwelling shall take place until the sightlines are in place.



Sightlines shall be measured from a point 3 metres back from the edge of the public road (2 metres in the case of a proposed access/egress to be used for a single dwelling house), at the centre point of the proposed access/egress to points generally on the near side of the public road in both directions (see Figure 6-7 below).

Figure 6-7 Measuring Sightlines



CHAPTER 9 INFRASTRUCTURE STRATEGY

✘ Climate Action and Infrastructure Planning

- + Infrastructure developed above ground should avoid flood risk areas and areas at risk of coastal erosion.
- + Site selection, location, design and materials will need to have regard to and be resilient to the changing climate (high winds, temperature fluctuations, increased storminess and changes in rainfall).
- + Infrastructure developed below ground should avoid flood risk areas and areas at risk of coastal erosion.

AIMS

- ✘ To facilitate Irish Water in the protection, improvement and conservation of the county's water resources and in the provision of necessary water services infrastructure.
- ✘ To facilitate the provision of key infrastructure in line with Core Strategy.
- ✘ To facilitate the delivery of private water and waste water infrastructure in accordance with all relevant EU and national legislation and guidance.
- ✘ To promote and facilitate best practice in the prevention, re-use, recovery, recycling and disposal of all waste
- ✘ To facilitate the development of high speed telecommunications and ICT infrastructure throughout the county
- ✘ To minimise the risk to people, businesses, infrastructure and the environment through the identification and management of existing and potential future flood risk.



FLOOD RISK AND SURFACE WATER

- ✘ Fluvial
- ✘ Tidal and Coastal
- ✘ Surface Water
- ✘ CFRAMs



CHAPTER 10 ENVIRONMENTAL MANAGEMENT

- ✘ The natural resources and environmental conditions that are fundamental for the social and economic wellbeing of the current and future generations of our county are sustainably managed and protected.





✘ Water Quality

- + River Basin Management Plan 2018-2021
- + Bathing Waters

✘ Air Quality

✘ Noise

- + County Wexford Noise Action Plan 2019-2023

CHAPTER 11 LANDSCAPE AND GREEN INFRASTRUCTURE

- ✘ The overall goal is to protect the inherent beauty of our landscape and to promote and enable appreciation and enjoyment of the County's landscapes.



-
- ✘ Uplands
 - ✘ Lowlands
 - ✘ River Valley
 - ✘ Coastal
 - ✘ Distinctive Landscapes
 - ✘ Other Landscape Features



CHAPTER 12 COASTAL ZONE MANAGEMENT AND MARINE SPATIAL PLANNING



- ✘ The sea is a very important asset for our county and region, offering significant economic potential, particularly, in the areas of fishing and aquaculture, transport, shipping, tourism and off shore energy production.

- ✘ Marine Planning and Development Management Bill 2019
- ✘ Planning and Development (Amendment) Act 2018
- ✘ National Marine Planning Framework (NMPF)



CHAPTER 13 HERITAGE AND CONSERVATION

- ✘ Archaeology
- ✘ Built heritage
- ✘ Natural heritage
- ✘ Geological heritage



CHAPTER 14 RECREATION AND OPEN SPACE

- ✘ Open Space
- ✘ Play Facilities
- ✘ Sports and Leisure Facilities



CHAPTER 15 SUSTAINABLE COMMUNITIES AND SOCIAL INFRASTRUCTURE

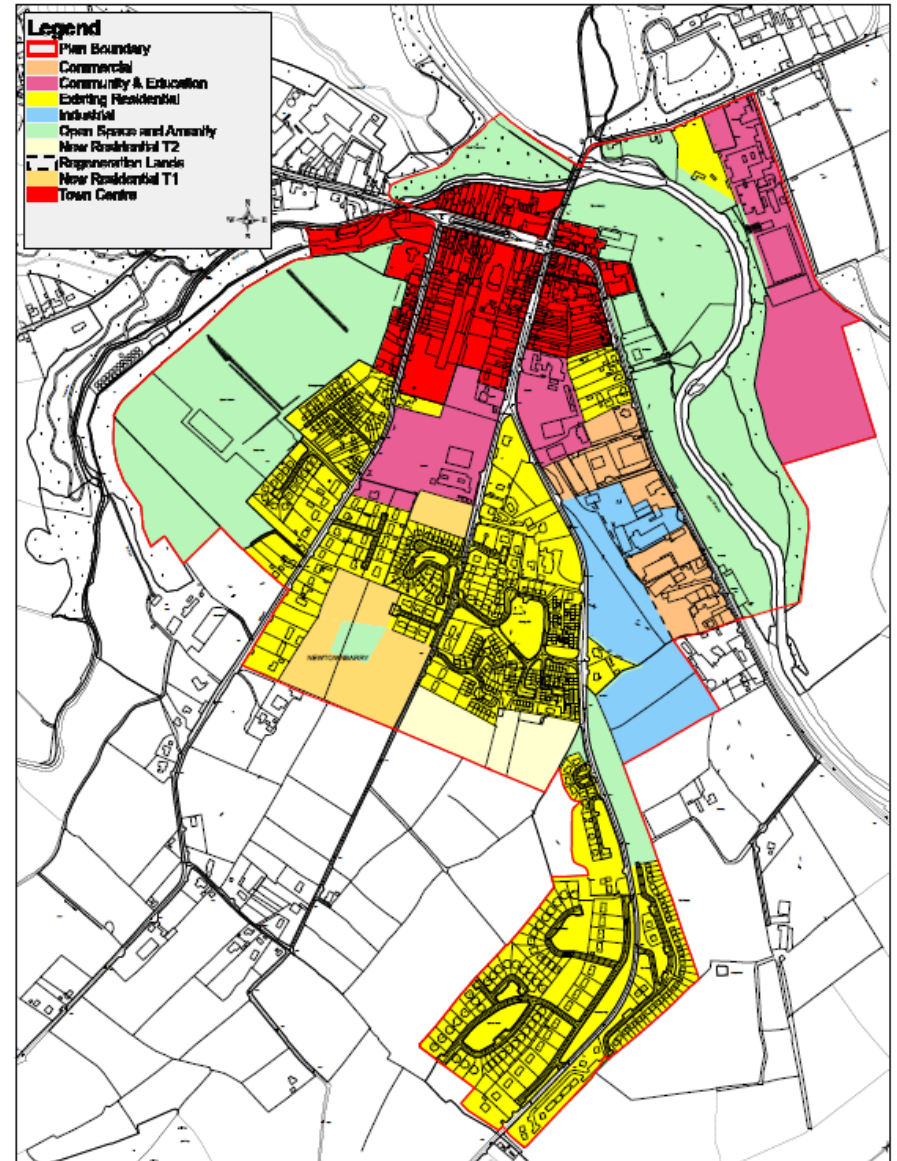
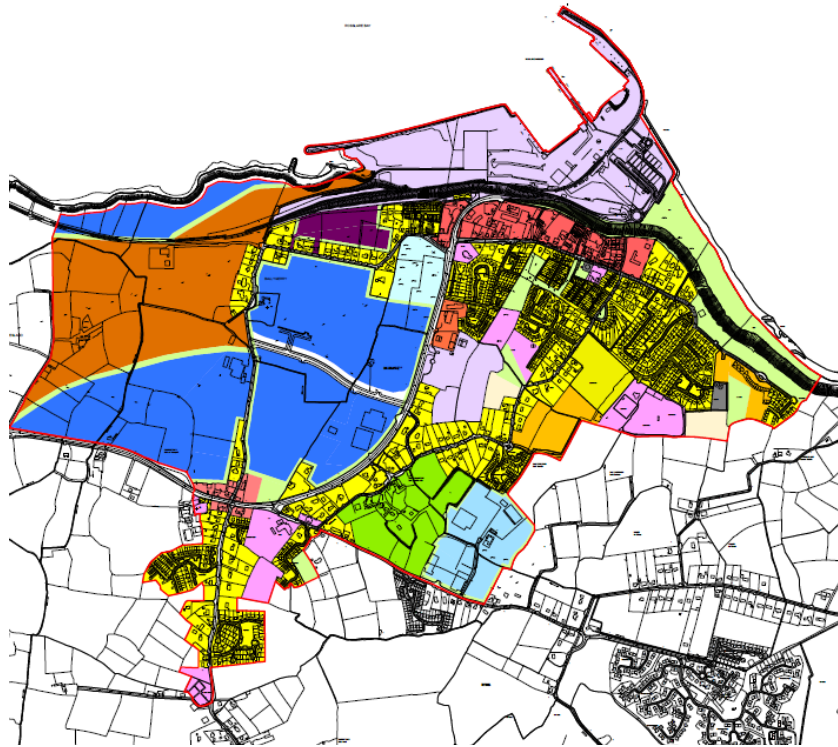
- ✘ To ensure that County Wexford is an attractive place.
- ✘ Accessible, age friendly, inclusive.
- ✘ To tackle regional disparities.
- ✘ To work to promote healthy communities.
- ✘ To facilitate the delivery of social and community infrastructure.



VOLUMES 2 TO 13

- ✘ Volume 2 Development Management
- ✘ Volume 3 Settlement Plans
- ✘ Volume 4 Statement of Compliance with Guidelines
- ✘ Volume 5 Record of Protected Structures
- ✘ Volume 6 Architectural Conservation Areas
- ✘ Volume 7 Landscape Character Assessment
- ✘ Volume 8 Retail Strategy
- ✘ Volume 9 Housing Strategy
- ✘ Volume 10 Energy Strategy
- ✘ Volume 11 Strategic Flood Risk Assessment (SFRA)
- ✘ Volume 12 Strategic Environmental Assessment (SEA)
- ✘ Volume 13 Natura Impact Report (NIR/Stage 2 AA).

VOLUME 3 SETTLEMENT PLANS BUNCLODY AND ROSSLARE HARBOUR



SO WHAT NEXT?

✘ Further training on ?

- + Biodiversity planting
- + Nature based surface water solutions
- + Flood risk assessment
- + Density –urban design
- + Building control





END OF PRESENTATION