

Development Management

Changes and Challenges

WEXFORD COUNTY COUCIL
Planning Department

*Development Management, Forward Planning, Planning Enforcement, Building Control, Access,
Biodiversity, Heritage*

Changes and Challenges

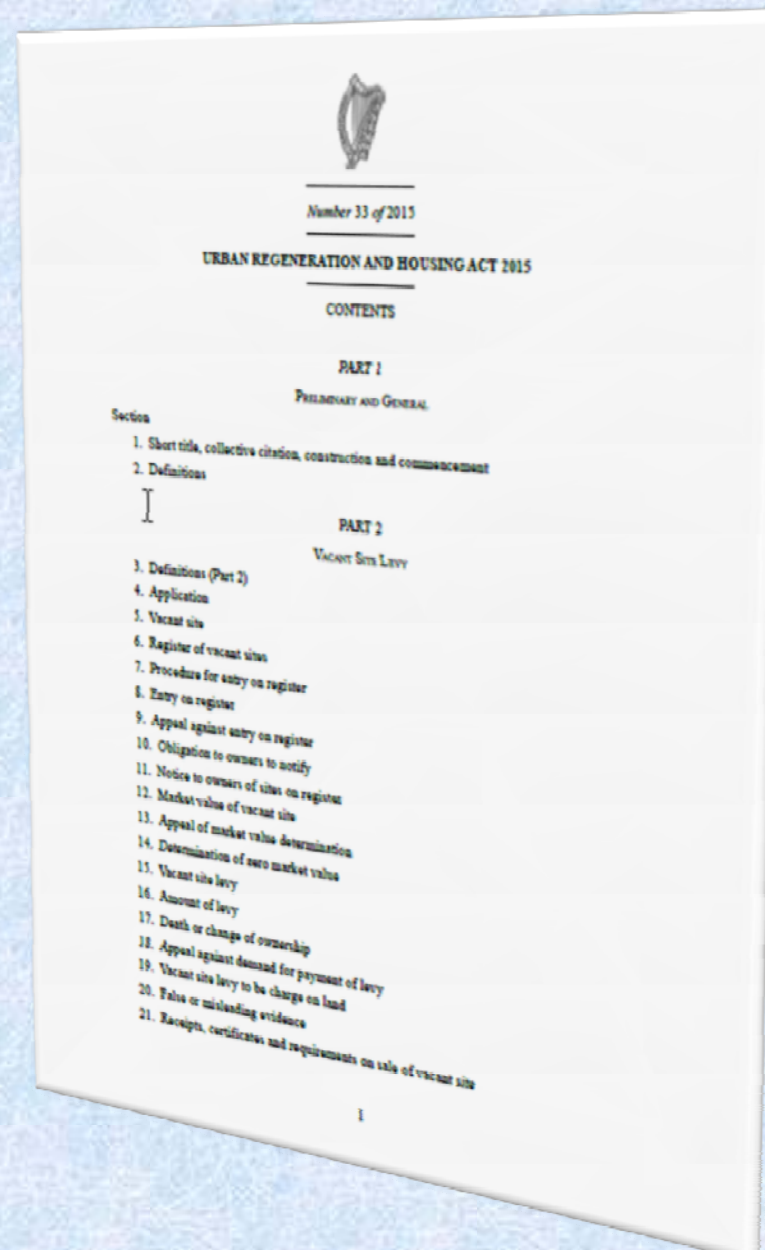
- **Legislation**
 - **Planning Acts**
 - **Planning Guidelines & Ministerial Circulars**
- **Current problems**
- **Services Changes and opportunities**

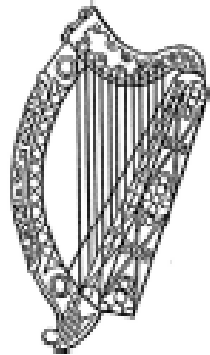
Legislation

New Planning Bill

Planning and Development (Amendment) Act

Urban Regeneration and Housing Act 2015





Review of Part V of

Vacant Site Levy

Reduced Development
Contributions

Number 33 of 2015

Urban Regeneration and Housing Act 2015



Planning Guidelines

44 Guidelines for Planning Authorities

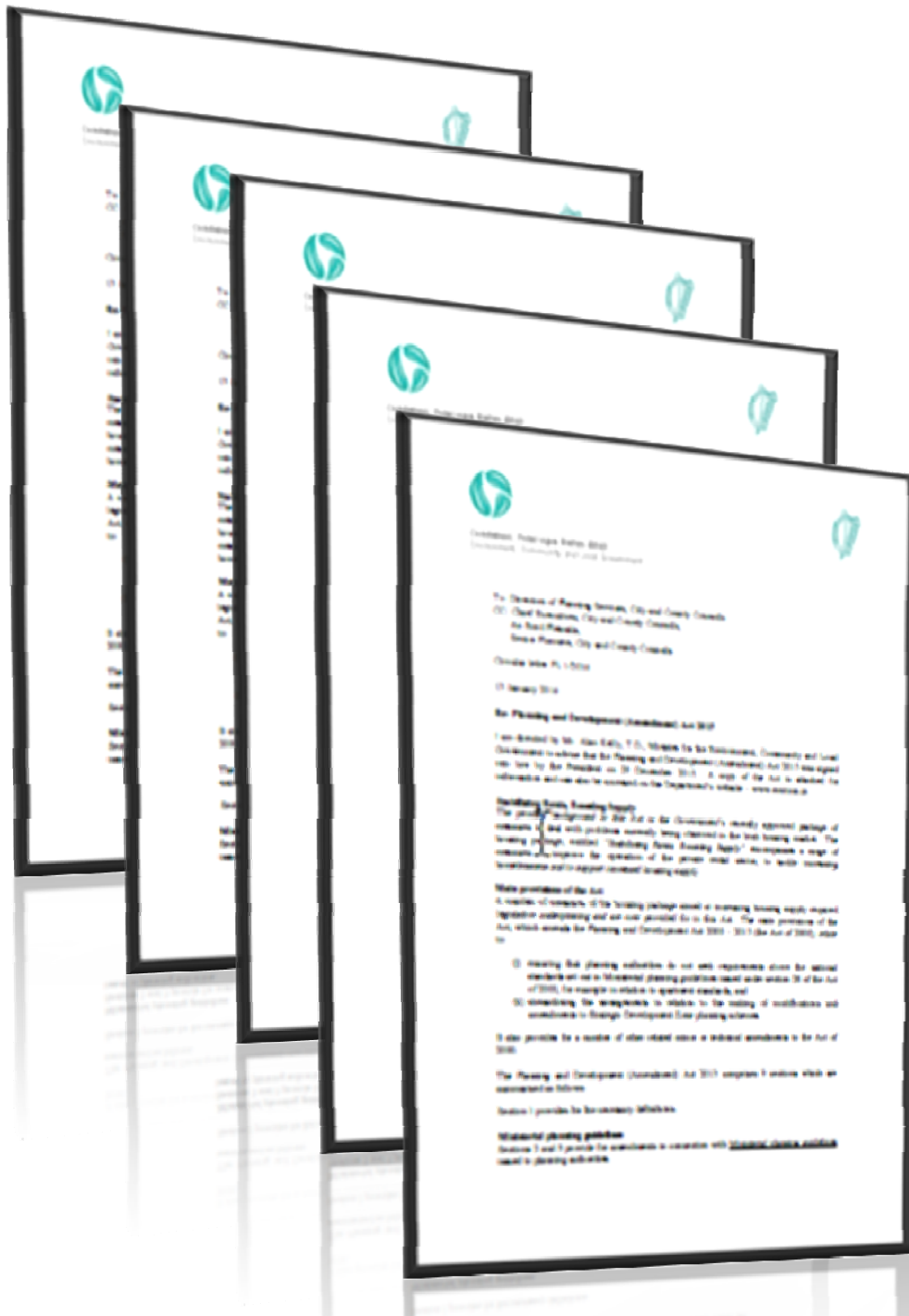
- Rural Housing
- Housing estates
- Telecommunications
- Wind Energy
- Urban Design
- Apartment Standards

**Department of Housing,
Planning, Community
and Local Government**



Planning Circulars

- 11 Planning Policy Statements in 2016
- Majority relate to the housing crisis
- Part V Housing Circular 36/2016



Enforcement



- Compliance with conditions
- Build in accordance with plans
- Contributions due on commencement legal notices now served within 2 to 3 months

Site Notices

Weathering

Gates

Hidden

Date obscured

Remove
Notices

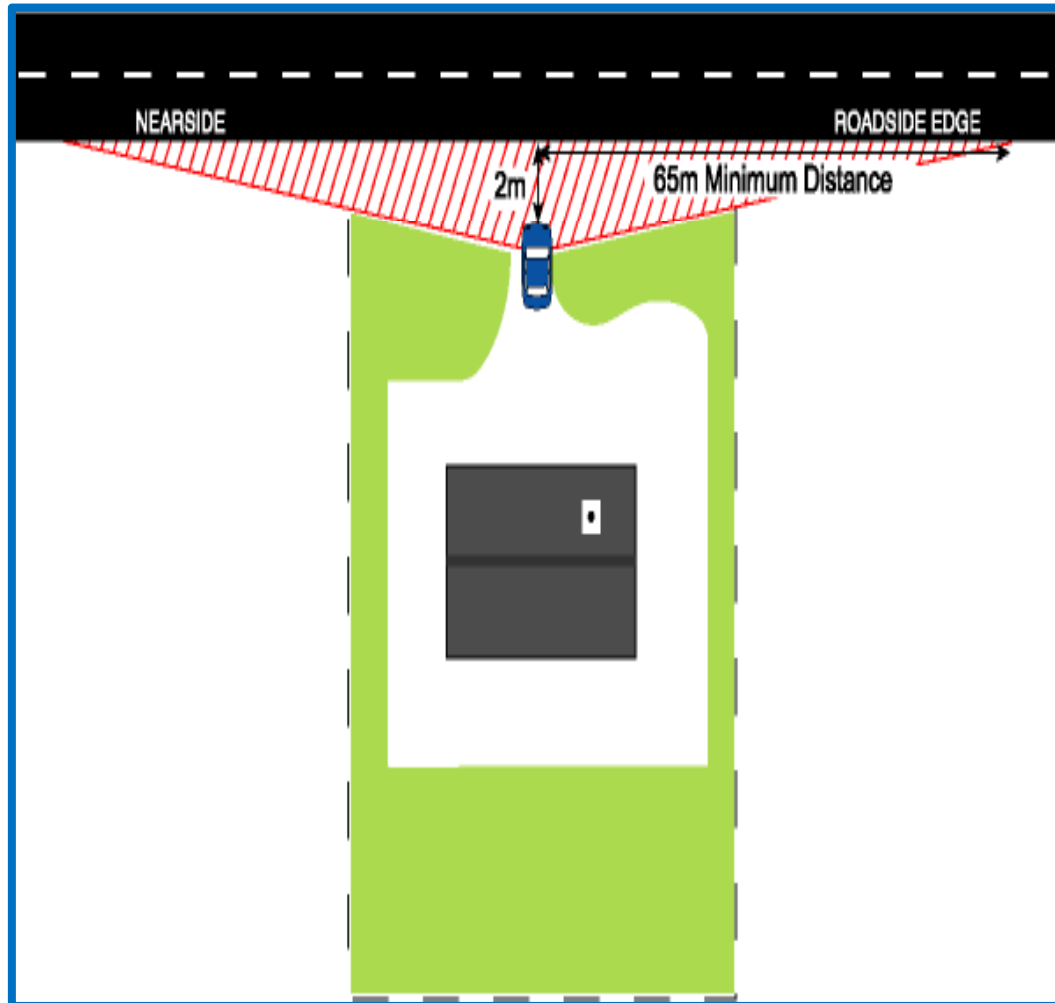


Development Descriptions

The main
Development
should be
contained in the
first line of the
development
description

- The purpose notices is to inform the public of the proposed development and alert them as to its nature and extent
- Third parties may then examine the files in detail at the planning office
- The public notice should give a brief indication as to the nature and extent of the proposed development and is not required to go into excessive detail.

Sightlines



- Measure 2 m back from the road edge
- Measure on the same side of the road
- When works required extend the site edged red
- Lanes- right of way

Local Need

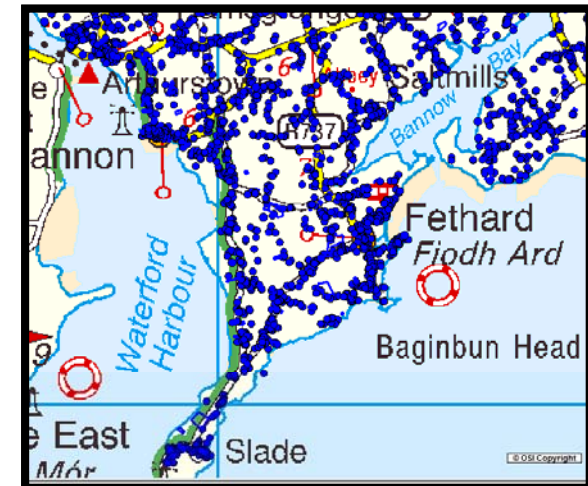
More evidence required

Letter from primary school

Letter from sporting organisations with dates

Map of family lands and indication of family homes

No birth Certificates

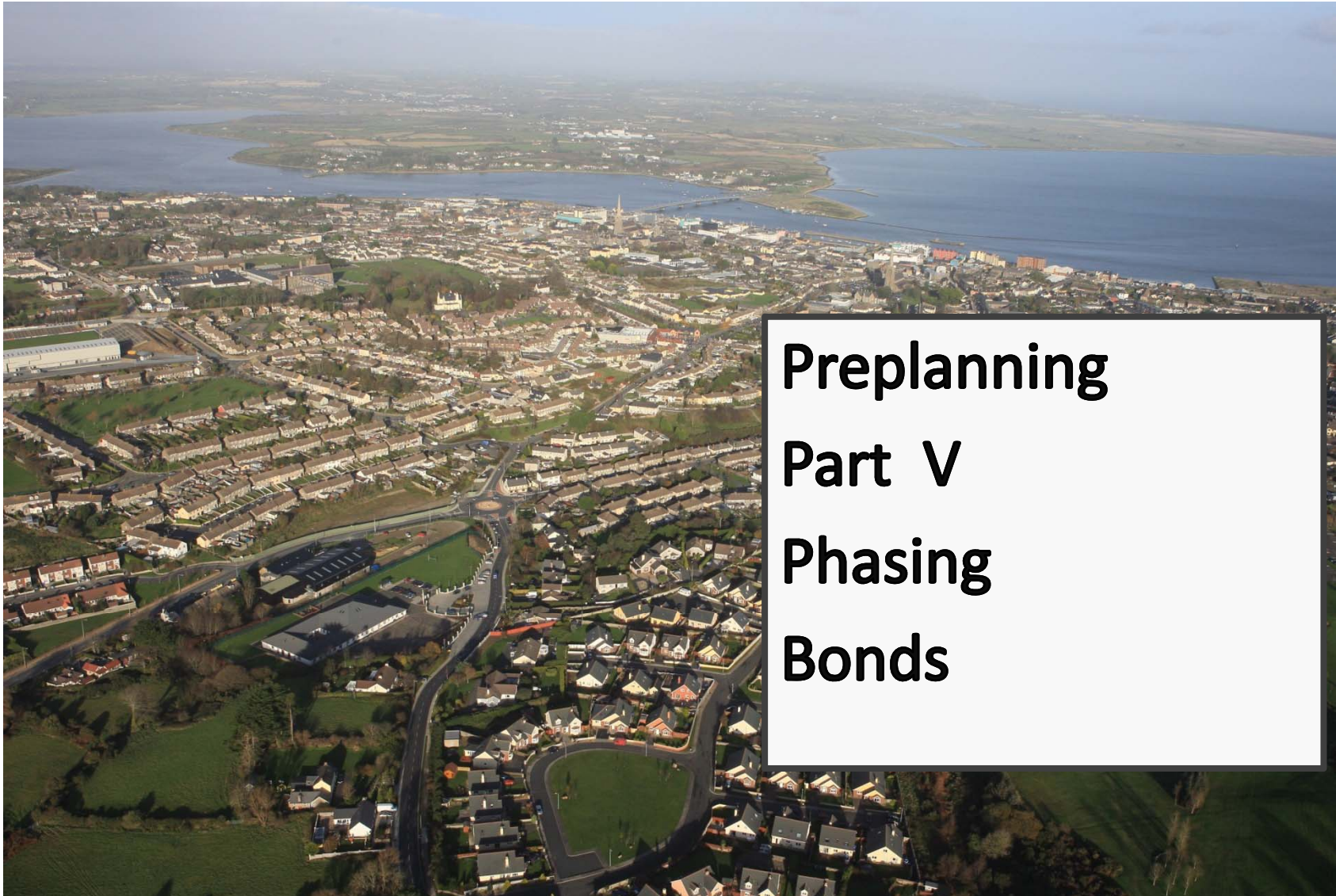


AGRICULTURAL FURTHER INFORMATION



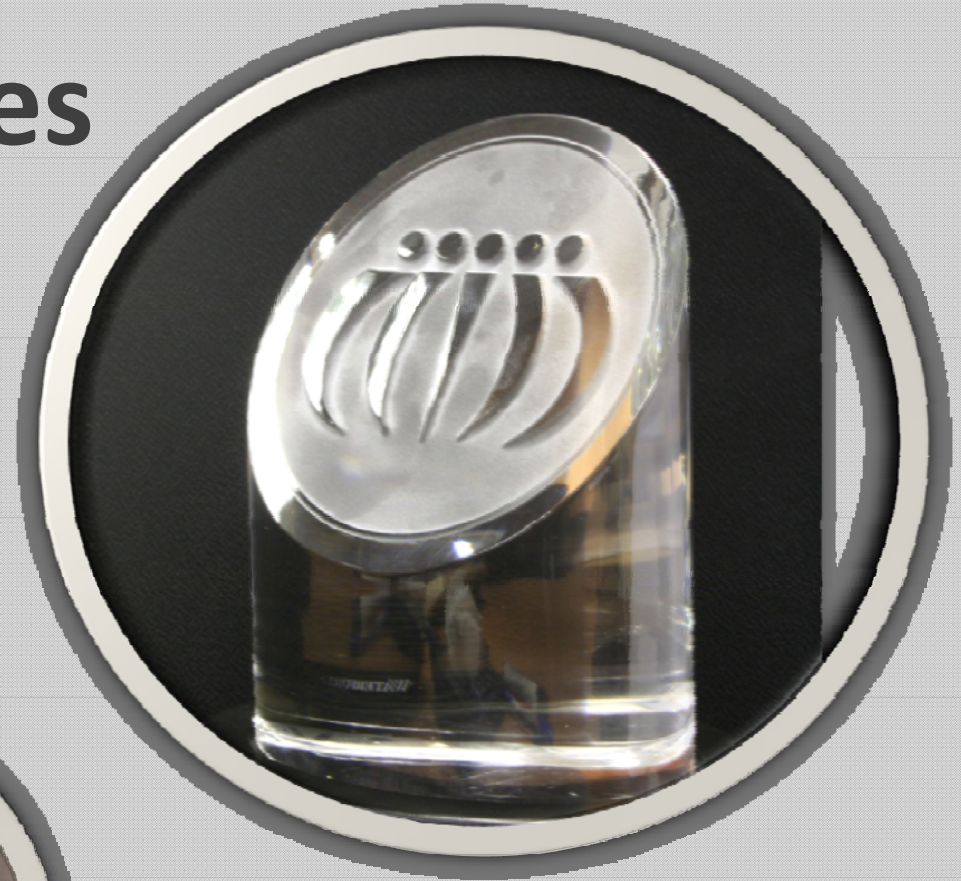
New Draft Guidance

HOUSING DEVELOPMENTS



**Preplanning
Part V
Phasing
Bonds**

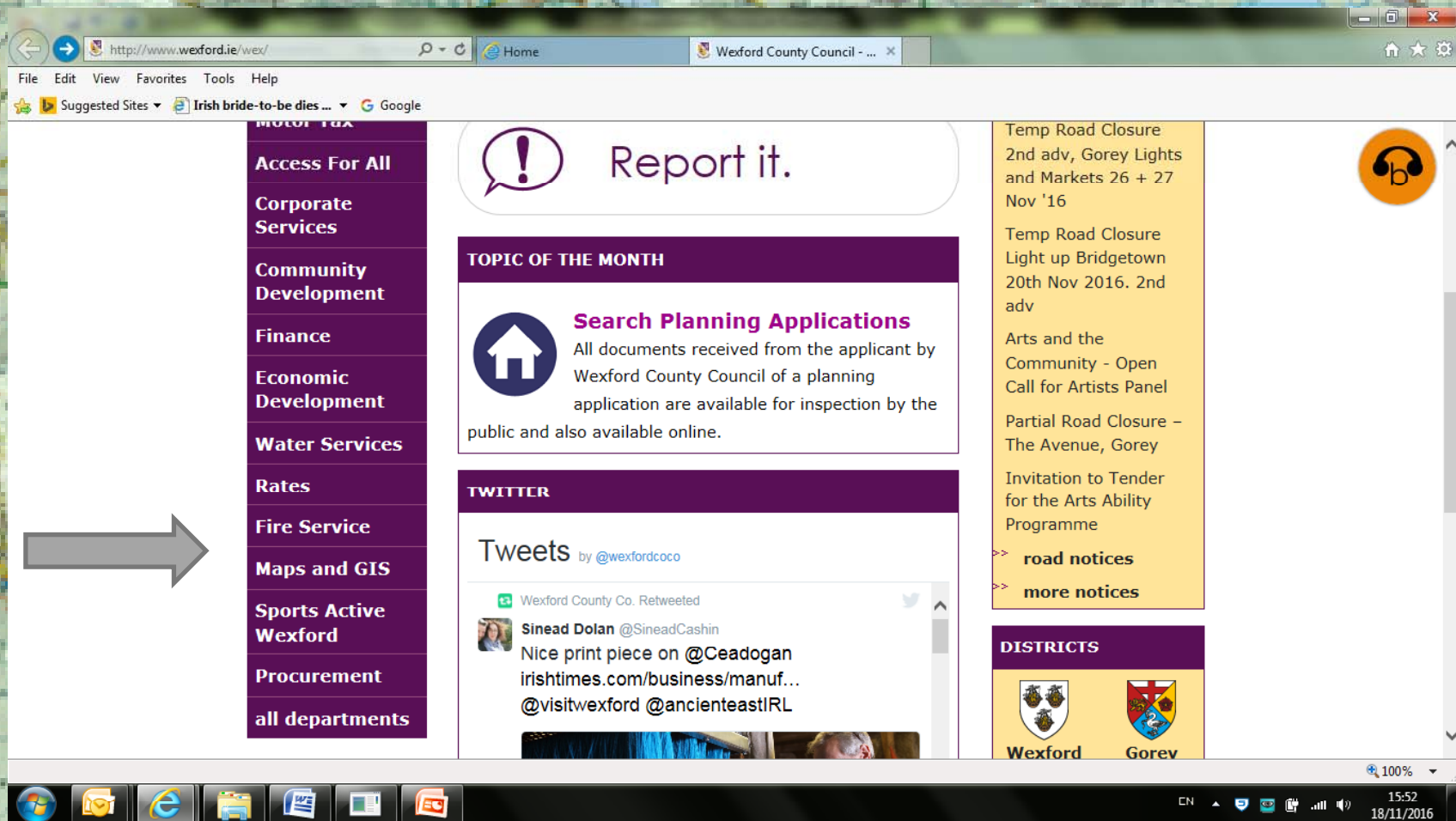
Improving Services



Internet Services

- Mapping | Maps system
- Development Plans
- Forms etc
- Preplanning

Wexford County Council Website



http://www.wexford.ie/wex/

File Edit View Favorites Tools Help

Suggested Sites Irish bride-to-be dies ... Google

Access For All

Corporate Services

Community Development

Finance

Economic Development

Water Services

Rates

Fire Service

Maps and GIS

Sports Active Wexford

Procurement

all departments

Report it.

TOPIC OF THE MONTH

Search Planning Applications

All documents received from the applicant by Wexford County Council of a planning application are available for inspection by the public and also available online.

TWITTER

Tweets by @wexfordcoco

Wexford County Co. Retweeted

Sinead Dolan @SineadCashin
Nice print piece on @Ceadogan
irishtimes.com/business/manuf...
@visitwexford @ancienteastIRL

Temp Road Closure
2nd adv, Gorey Lights and Markets 26 + 27 Nov '16

Temp Road Closure
Light up Bridgetown
20th Nov 2016. 2nd adv

Arts and the Community - Open Call for Artists Panel

Partial Road Closure - The Avenue, Gorey

Invitation to Tender for the Arts Ability Programme

>> road notices

>> more notices

DISTRICTS

Wexford Gorey

15:52 18/11/2016

I Maps



Comhairle Contae
Loch Garman
Wexford
County Council

[Your Council](#) / [Gaeilge](#) / [Contact Details](#)

A A A



THIS SECTION

[Register on Mapalerter](#)

[News](#)

[Sat Nav Files for
Wexford](#)

[Explorer for ArcGIS
Navigation App](#)

[Home](#) > [Departments](#) > GIS

You do the Maps! Upcoming demos in your Local Library

We have created a set of maps that can be accessed on any pc, smartphone or tablet. Demos on accessing and using these maps will run at your local library. Full details [here](#).

Maps and Apps



Maps Gallery



iMaps



Mobile Apps

Maps Gallery

Browser window showing the Wexford Maps Gallery website. The address bar displays: <http://wexford.maps.arcgis.com/home/gallery.html#e>. The browser tabs include Home, GIS, iMAPs - Maps of Wexford, and ArcGIS.

Navigation menu on the left:

- Show
- All
- Maps
- Layers
- Scenes
- Apps
- Tools
- Files

Search the website or visit the ArcGIS Marketplace

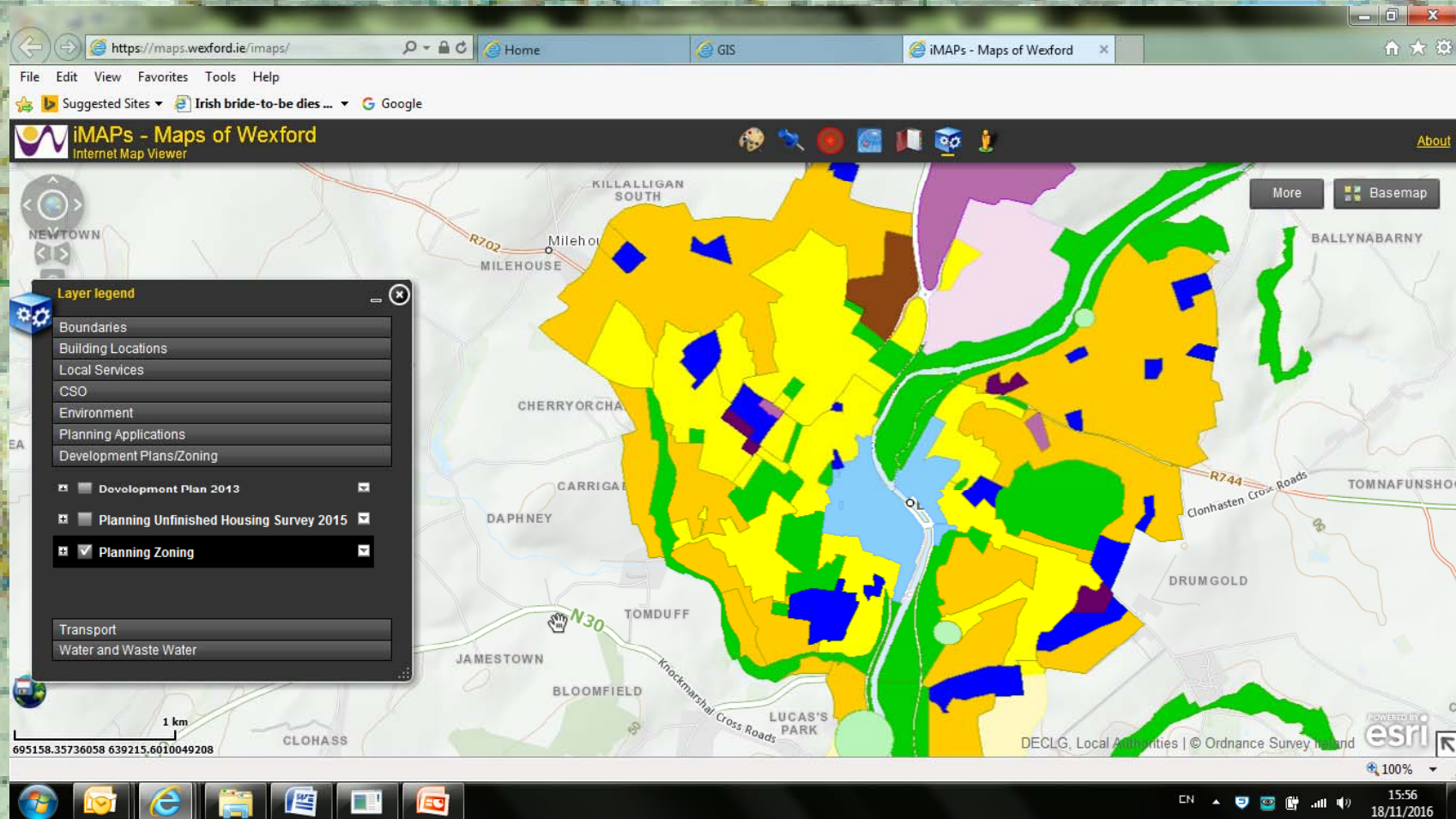
Logo of Wexford Council

Grid of map thumbnails and titles:

- 1169 Cycle Route
- On the Move Mapviewer
- Walking Trails of Wexford Mapviewer
- Wexford Accessible Parking Mapviewer
- Wexford Eurovelo 1 Proposed Route
- Wexford Eurovelo 1 Story Map
- Wexford Harbour Navigation Mapviewer
- Wexford Planning Applications
- Wexford Protected Structures Mapviewer
- Wexford Schools Mapviewer
- Wexford World Shore Fishing Championships

System tray at the bottom shows the date and time: 16:04 18/11/2016.

I Maps



Preplanning

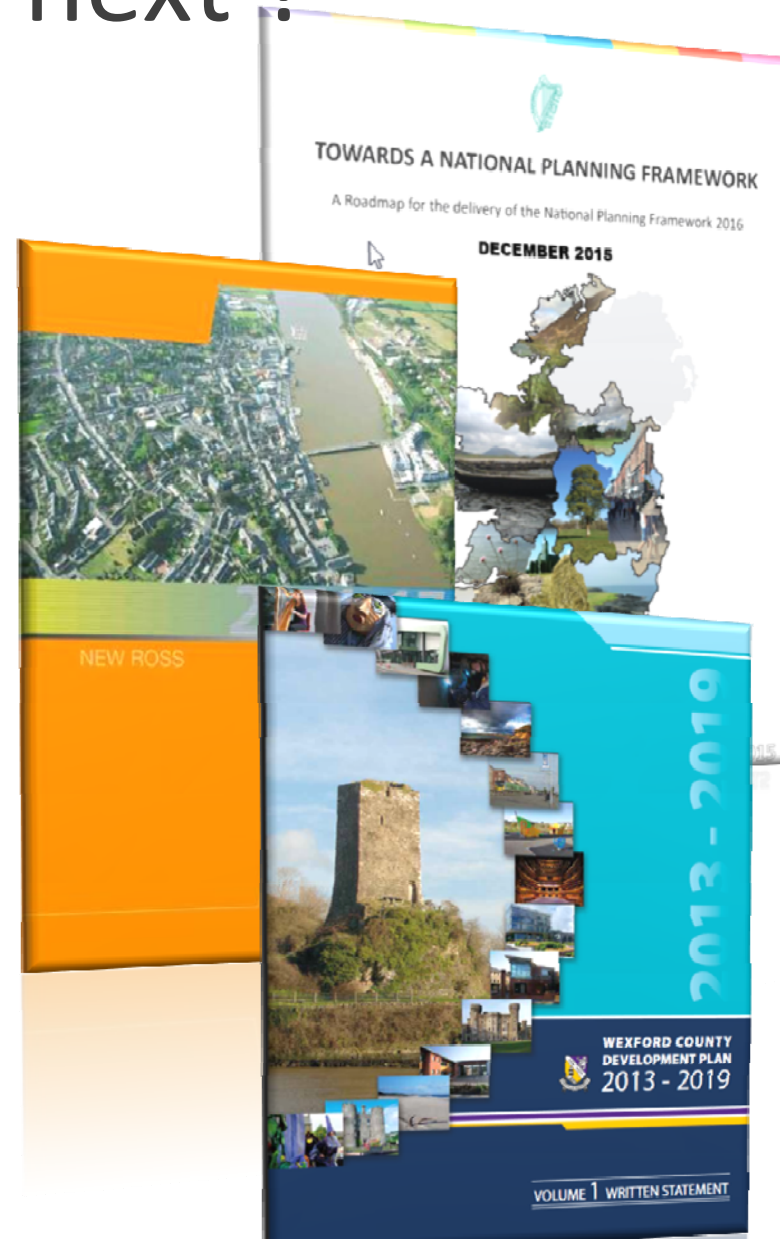
- New Self service system in pipe line
- New forms can be emailed



preplanning@wexfordcoco.ie

What's next ?

- The NPF will be the long-term, 20 year strategy for the spatial development of Ireland
- New regional plan for the Southern Region
- New plans County Towns
- New Contribution / Levy Scheme



Possible opportunities

- Village and Urban Renewal
- Urban design plans for Towns
- Small projects
- Heritage projects