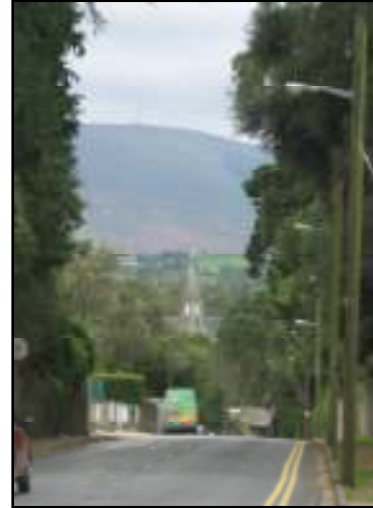


BUNCLODY LOCAL AREA PLAN

2009-2015



Wexford County Council
Forward Planning

Adopted 14TH April 2009



The Bunclody Town Local Area Plan 2009-2015 shall be read in conjunction with the Wexford County Development Plan 2007-2013. In particular, regard shall be had to Section 10-‘Development Standards and Guidelines’ which will be applied to any development proposal within the Local Area Plan boundary.

Table of Contents

PART 1

Section 1. Introduction.....	5
1.1 Location & Background	6
1.2 Legal Status	6
1.3 Purpose of Plan	6
1.4 Plan Area.....	7
1.5 Planning Context	7
1.6 Relationship with other Plans and Strategies.....	9
1.7 Strategic Environmental Assessment.....	10
1.8 Appropriate Assessment (AA).....	11
Section 2. Strategic Assessment.....	13
2.1 Population.....	13
2.2 Population Projections 2008-2015.....	13
2.3 Age Profile.....	13
2.4 Employment.....	14
2.5 Travel Patterns.....	14
Section 3. Urban Character Assessment.....	15
3.1 Historical Background	15
3.2 Urban Character Assessment.....	16
3.2.1 Distinctive Features of the Streetscape.....	16
3.2.2 Buildings in the Town.....	17
3.2.3 The Interrelationship between Buildings and Spaces.....	18
3.3 SWOT Analysis.....	24

PART 2

Section 4. Core Strategy	25
4.1 The Vision for Bunclody.....	25
4.2 Core Strategy.....	25
4.3 Purpose of Land Use Zoning.....	26
4.4 Landuse Zoning Matrix Table.....	30
Section 5. Policies & Objectives.....	33
5.1 Population & Zoned Land.....	33
5.2 Housing.....	34
5.2.1 Housing land supply based on population projections.....	35
5.2.2 Existing Residential & Future Residential	36

5.2.3	Residential Density & Housing.....	37
5.2.4	Infill Housing & Development of Backland.....	38
5.2.5	Traveller Accommodation.....	38
5.3	Retail and Commercial.....	39
5.4	Employment and Economic Activity.....	40
5.5	Community Facilities.....	41
5.6	Education.....	42
5.7	Childcare Facilities.....	44
5.8	Amenity, Recreation & Open Space.....	45
5.9	Tourism.....	48
5.10	Town Centre.....	49
5.11	Transportation & Infrastructure.....	50
5.11.1	Access and Movement.....	50
5.11.2	Pedestrian Accessibility.....	53
5.11.3	Carparking.....	54
5.12	Wastewater Treatment Capacity & Water Supply.....	56
5.13	Flooding/Climatic Factors.....	58
5.14	Masterplan Zones.....	59
5.15	Development Management Standards & Guidelines.....	59

PART 3

Section 6. Conservation Proposals..... 61

6.1	Introduction.....	61
6.2	Historical Development.....	61
6.3	Architectural Heritage.....	63
6.4	Proposed Architectural Conservation Area.....	65
6.5	Archaelological Heritage.....	68
6.6	Natural heritage.....	70

Appendices.....73

Masterpan Areas.....75

Map 1 - Bunclody Local Area Plan 2009-2015 Zoning Map

Map 2 - Protected Structure within Bunclody Area

Map 3 - Designated Sites in the Bunclody Area

Map 4 - Proposed Architectural Conservation Area

Map 5 - Masterplan Areas

Map 6 - Area 1

Map 7 - Area 2

Map 8 - Area 3

Map 9 - Area 4

Map 10 - Masterplan Areas Aerial Photograph

Map 11 - Services Network

Section 1. Introduction

1.1 Location & Background



Fig 1.1 - Location Map

The name Bunclody is the anglicised version of an Irish descriptive ‘bun clodaigh’ or ‘bun cladaigh’ which roughly translated means ‘the end of the stony stream’. The stream in question is the Clody, which ends where it joins the River Slaney at Slaney Bridge on the Carnew road, which is immediate to the present town.

The market town of Bunclody is located just seven miles from Enniscorthy, nestled in the foothills of Mount Leinster. The town is sited

predominantly on the western side of the River Slaney.

This Local Area Plan has been prepared by Wexford County Council.

1.2 Legal Status

The Bunclody Local Area Plan 2009-2015 has been prepared under sections 18, 19 and 20 of the Planning and Development Acts 2000-2007 and the Planning & Development Regulations 2001-2008. This Plan sets out the vision that will guide the development of Bunclody for the next six years. This Local Area Plan is consistent with the objectives of the County Development Plan (i.e. Wexford County Development Plan 2007-2013).

1.3 Purpose of the Plan

The purpose of this Local Area Plan is to take a long term view of the future



development of Bunclody in order to manage change in the town's physical environment and provide for new development that contributes to, and enhances the existing qualities of the town. This shall be done by ensuring that development is planned in a comprehensive and co-ordinated manner. Though the development policies and objectives set out in this Plan are for the next six years, the Development Strategy provides the foundations that will shape the

future development of the Bunclody area beyond 2015.

The **aim** of the Bunclody Local Area Plan 2009-2015 is to:

Facilitate the planned, integrated economic and sustainable development of Bunclody by balancing the needs of the community and preserving or enhancing the natural and built environment.

1.4 Plan Area

Wexford County Council established a development area boundary for Bunclody in the Bunclody & Environs Local Area Plan 2002.

The development boundary of the town has been amended following consideration of the following factors:

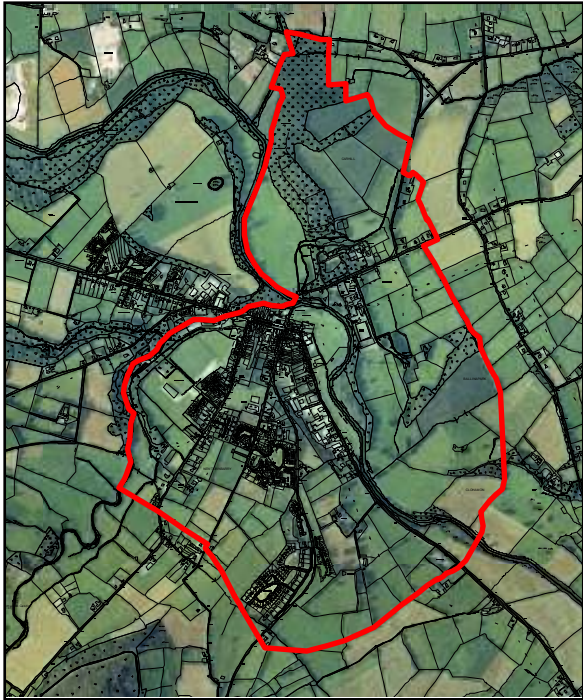
- Consistency with strategic policies at national, regional and local level;
- Anticipated population growth target for Bunclody;
- The existing urban structure of the town;
- Need for economic growth in the area;
- The proper planning and sustainable development of the area;
- Proximity of the site to cSAC and pNHA;
- The likely future development needs, given the increased pressure for development in Bunclody in recent years.

1.5 Planning Context

Town Function

Bunclody is typical of a town settlement located in a predominantly rural area. The town performs an important civic and service function with a concentration of civic amenities including Churches and Schools. These provide services not only for the resident population but also for a much wider rural and parish based population. The town provides a relatively high concentration of urban dwellings in a compact area, and services such as pubs, small retailers and local economic activity concentrated along Main Street.

Physical Setting and Appreciation



Situated between the towns of Tullow (Co. Carlow) and Enniscorthy (Co. Wexford) Bunclody is located on a low-lying area of relatively undulating land within a large agricultural hinterland. The River Slaney and River Clody converge at Bunclody contributing to the town's unique character and sense of place.

Bunclody is essentially an old market town with development having taken place off the radial routes leading out

in a lower density manner from the town centre to the west.



The area is one of great natural beauty with the rivers Slaney, Clody and Derry flowing through the parish and the Blackstairs Mountains forming a backdrop. Mt. Leinster [2610ft], the highest in the chain, is situated just above the town of Bunclody.

The town of Bunclody is situated in an undulating landscape of fertile agricultural land. The River Slaney and River Clody flow through the town and most of the traditional town settlement has developed to its north and west, though some development extends south. The River Slaney and its associated floodplain is one of the most significant environmental and landscape features of the town.

Bunclody is located adjacent to a proposed Natural Heritage Area (pNHA) and a candidate Special Area of Conservation (cSAC) these contribute to, and are considered fundamental to the local heritage and attractiveness of Bunclody.

1.6 Relationship with other Plans and Strategies

National Spatial Strategy 2002-2020 & the Regional Planning Guidelines

2004:

The National Spatial Strategy (NSS) and the Regional Planning Guidelines (South East Region) are the two primary strategies, which the review of the Bunclody LAP has had regard to.

Wexford County Development Plan 2007-2013

In the context of the Settlement Strategy set out in the County Wexford Development Plan 2007 Bunclody is identified as a one of 9 strategic growth areas in the County. In addition to good transport links these settlements also provide good infrastructural facilities and services combined with a good population base to maintain them. Appropriate forms of development will be considered in these settlements including medium to high density developments in the core.

The plan area relates to that of the town and immediate environs located within the functional area of Wexford County Council. The River Clody represents the physical demarcation of the County boundary, thus west of this river is located within County Carlow and shall also accordingly be governed by the policies set out in the Carlow County Development Plan and the Carrigduff LAP 2009-2015.

The Wexford County Housing Strategy

The Housing Strategy 2007-2013 sets out current and future housing requirements within the County and the requirement for social and affordable

housing. Wexford County Council owns approximately 16 acres of land in Bunclody, 2.5 acres of which have been zoned amenity, leaving a remaining 13.5 acres for residential use.

1.7 Strategic Environmental Assessment (SEA)

In accordance with the EU Strategic Environmental Assessment Directive (2001/42/EC) a screening & scoping process and consultation with the designated environmental authorities was carried out. Having regard to the fact that a candidate Special Area of Conservation and a proposed Natural Heritage Area are located within the Local Area Plan's Zoned Area; it was considered that an SEA was therefore required.

The Environmental Report was prepared in conjunction with the preparation of the Plan and the Plan has been informed by environmental considerations.

The mitigation measures needed to offset the potential adverse effects of the Plan and future monitoring proposals have been transposed from the Environmental Report into the Plan.

Strategic Environmental Assessment (SEA)

It is a **policy** of the Council to:

Ensure full compliance with the requirements of *Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment* – The SEA Directive and the associated *Planning and Development (Strategic Environmental Assessment) Regulations, 2004*.

1.8 Appropriate Assessment (AA)¹

An “Appropriate Assessment” (AA) means an assessment, based on best scientific knowledge, of the potential impacts of a plan on the conservation objectives of any Natura 2000 site and the development where necessary of measures to preclude negative effects.²

The Bunclody Local Area Plan 2009-2015 has met its requirement in this regard by carrying out an AA screening report of the Plan area. This stage examines the likely effects of the plan either alone or in combination with other plans and projects upon a Natura 2000 site and through this process it has been determined that these effects will not be significant.

Appropriate Assessment Policy:

It is a **Policy** of the Council to:

Ensure any plan or project not directly connected with or necessary to the management of the site (Natura 2000 sites) but likely to have significant effect thereon, either individually or in combination with other plans or projects, shall be subject to Appropriate Assessment of its implications for the site in view of the sites conservation objectives.

¹ A report prepared having regard to the relevant EU Guidance, viz. “**Assessment of plans and projects significantly affecting Natura 2000 sites**” (Methodological guidance on the provision of Article 6(3) and (4) of the Habitats Directive 92/43/EEC), EC2001.

² Natura 2000 sites are sites subject to European designations, normally known as SAC (Special Area of Conservation) and SPA (Special Protection Area). These are protected under the Habitats Directive of 1992 (EU directive 92/43/EEC).

Section 2. Strategic Assessment

2.1 Population

The Central Statistics Office (CSO) divides Bunclody Town into two areas - Bunclody & Carrigduff and by merging these two areas the total population of the town has been calculated. The current population of the town has grown by almost 50% since 1996 (CSO 1996: pop: 1,241). Between 2002 and the most recent census of 2006 the population of the Bunclody/Carrigduff urban area grew by 36.9% to a population of 1,863.

2.2 Population Projections 2008-2014

The projections below were calculated taking into account the predicted effects of planning permissions granted and expected to be built, current developments and natural increase in Bunclody Town.

Table 2.1 – Population Projections for LAP Area 2008-2014³

Census Towns	2002	2006	2008	2014
Total Bunclody-Carrickduff (Wexford & Carlow ⁴)	1361	1863	2066	2319
Bunclody-Carrickduff (Wexford)	1110	1544	1720	1926
Bunclody-Carrickduff (Carlow)	251	319	346	393

2.3 Age Profile

The age profile of the Bunclody urban area has a high representation of people under the 25-44 year age bracket at 31% of the urban areas population. This has

³ Population Projections calculated using the UCD Econometric Population Model 2006.

⁴ Bunclody-Carrickduff spans the counties of Carlow and Wexford.

important implications in terms of housing provision with many people in the area approaching first time buyer age and also employment generation.

2.4 Employment

Approximately 6.75% of Bunclody's workforces was registered as unemployed at the time of the 2006 Census. This represents a slightly higher level than the national average which was 5% (CSO 2006).

There are high numbers employed in the Manufacturing and Service sectors at 36.6% of the workforce. There are quite low numbers employed in the Agriculture and Transport sectors, while relatively high percentages of the workforce 12.4% are employed in the Construction industry.

2.5 Travel Patterns

A total of 1080 people in Bunclody were surveyed on travel patterns by the CSO in 2006. The preferred mode of transport is the private car with 59% travelling as car driver or car passenger. This high level of car usage is probably due to the proximity of Carlow town (30.9 km) Enniscorthy (20.1km) and Wexford town (42.3km) and the lack of a well developed transport system.

The next most popular mode of travel is foot with 29% of those surveyed choosing this mode. This would suggest a significant proportion of the population work or attend school close to their places of residence.

The most common distance travelled is 1 kilometre with 2 to 4 kilometres next most travelled. This suggests that a large number of residents travelling to work or school are within easy commuting distance, the majority of these either work or attend school in Bunclody/Carrigduff.

This 'distance travelled' figure illustrates the opportunity for encouraging non car travel by the provision of improved pedestrian and cycle routes.

Section 3. Urban Character Assessment

3.1 Historical Development

The early history of Bunclody or Newtownbarry as it was known until 1950 dates back to the end of the 17th century. Until this point in time the important centres would have been Clonmullen and Clohamon where the powerful Kavanagh families had their residence.



Bunclody was a very small village in the beginning of its history and consisted of the Main Street, Church Road and Irish Street where there were a number of houses. The main buildings in the town were the estate house, the Church built c. 1775 and the Police Barracks which was built around the same time.

The town was the scene of the historical Battle of Bunclody during the 1798 rebellion.

Shops and pubs were opened in the houses on the Main Street. As the population grew so did the demand for housing and in many of the side lanes such as Redmond's arch, Lewis's arch and the one beside O'Connors Auctioneers very small cabin type houses were built and were inhabited up to the early decades of the 20th century.

3.2 Urban Character Assessment

The extent of the Plan boundary for Bunclody has been determined by the pattern of the existing urban development and the need to consolidate and enhance existing urban structure and provide greater connectivity between component areas of the town.



The Town possesses a very unique streetscape pattern, defined centrally by the Market Square and The Mall which runs perpendicular to Irish Street and Church Street. Irish Street and Church Street are comprised of rows of terraced housing and narrow streets. Several

new developments have opened in the Bunclody area since the previous plan was completed. The majority of these developments are comprised of modern retail developments and commercial ventures. The Mill Race Hotel and the new Supervalu development in Carrigduff are the main developments, both of which are located to the western end of the town.

Bunclody has recently experienced demand for new housing developments; these new housing estates are mainly situated to the southern and south western end of the town. Bunclody's traditional role as a market town has left a rich legacy in terms of the built environment.

3.2.1 Distinctive Features of the Streetscape

The most distinctive features of Bunclody's Streetscape include –

- The Town's main street and its distinctive central mall feature;
- The terraced housing and older cottages lining Irish Street and Church Street;

- In terms of civic spaces; areas such as the Square which is situated on the south eastern end of Main Street;
- The narrow lanes leading horizontally off Main Street which provide access to the backlands;
- The approach to the town from the southern side presents a relatively poor image with industrial and commercial activities in a linear form exiting onto Ryland Road. Upper Ryland Road closer to the town centre has a more established streetscape with older residential dwellings setback from the road edge.

3.2.2 Buildings in the Town

The majority of the town's building stock is of nineteenth and early twentieth century origin. The town displays a number of notable buildings, including the J. Furlong building on Main Street, The Chantry, the buildings lining the Mall and the Church of Ireland amongst some.

The Church of Ireland on Church Street commands an elevated position, which makes it visible from several approach roads into the town and represents one of the more important townscape features.

On the edge of the town there are notable estate buildings – Newtownbarry House and the Slaney Lodge and Cottage located across the river on the northern side of the town. The prominence of these buildings makes them important local landmarks.

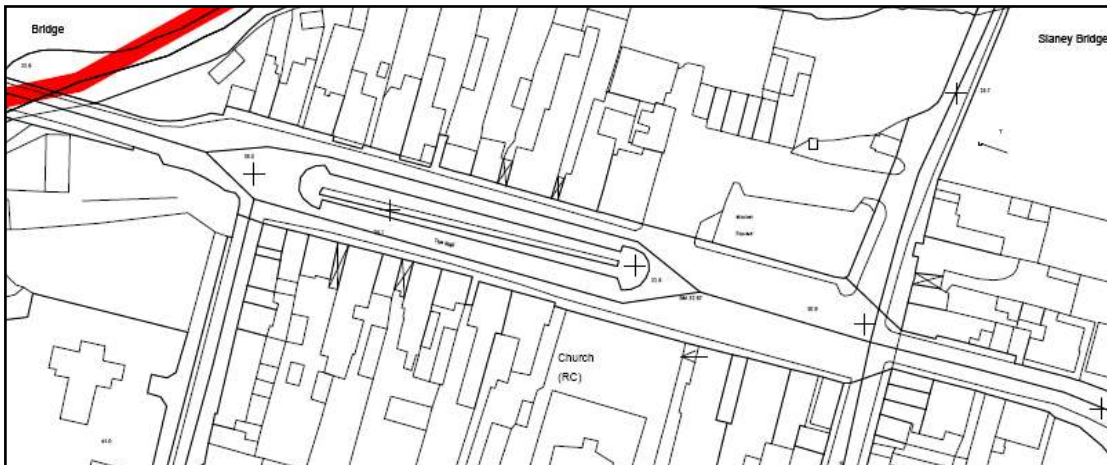
The town centre displays a number of very fine and attractive townhouses, many with original features such as decorative fanlight windows over doors and traditional timber sash windows.

Notable examples include the house on the southeast edge of Main Street and also the Chantry restaurant. Virtually all these fine buildings were originally rendered and plastered.



3.2.3 The Interrelationship between Buildings and Spaces

The more traditional buildings form in the centre of the town along the Main Street Mall and Square, together with the row of mature trees there creates a strong sense of enclosure and defines the space in between as the centre of the town.



1. The Square

The Square is the principal focal public space in the town. It is typically defined by a row of two storey terraced developments around its edges most of which are commercial in use and the N80 national primary route



which runs along the sites southern side. The buildings located to the north of the Square are not of the standard of traditional design as can be seen on the western and eastern end of the Square. Car parking occupies a proportion of the site outside the commercial buildings and adjoining the Square. The Chantry restaurant entrance is located off the Square and its entrance provides views of the River Clody and surrounding woodland.



2. Main Street and the Central Mall

Main Street is contained from the junction with Irish Street to the junction with Church Street. The street is wide and straight with a central mall dividing the traffic lanes on either side. The buildings along the street are a mix of two and three storey.



**3. Lower Main Street/Carrigduff
N80**

From the junction with Church Street westwards along Main Street the street pattern changes and converges back into two lanes and narrows towards the bridge over the Clody on the Carrigduff side.



Building heights are typically two storeys with the exception of the Mill Race Hotel and adjoining development which includes the new Library. The enclosure that was provided by Main Street begins to dissolve due to the presence of a more suburban residential development on approaching the Carrigduff side of the town over the bridge at the River Clody.



4. Upper Main Street

This section of the street is mainly comprised of the N80 which is dissected by the central car park. The buildings on this section are mainly three storey with two storey buildings including the Spar shop and a town house to the end of the eastern row close to the River Slaney.



5. The Bridges

The Town possesses two bridges. The first is the bridge over the River Slaney which is a Protected Structure and provides a 'pinch point' which on the one hand closes in and on the other hand provides a 'gateway' to the space beyond.



There is a more incoherent

building arrangement to the north side of the bridge, with several older buildings including Newtownbarry House and the Slaney Lodge which are both Protected Structures and also the FCJ Convent Secondary School which separates the linear style of residential development stretching up this road.

The second bridge is located at the lower end of Main Street where the N80 crosses the River Clody. This area is well sheltered by mature trees on the northern side and the Millrace Hotel on the southern. The stream had been previously used as a mechanism to turn the Mill Wheel which once existed close by.



Above: Original terraced buildings on Church Street.

6. Church Street & Irish Street

The buildings aligning Church Street and Irish Street which run perpendicular to Main Street also define their relevant areas. The combination of old one and two storey terraced housing on Church Street combined with the existing old walls lining the eastern side of the street creates a secure environment and pleasant surroundings.



Irish Street is well defined by single and two storey stone terraced houses which line the street until the junction to the south with the Killealy Road. The level of the street rises as one travels northwards towards the more residential areas outside the town core.



The more discordant building lines and development pattern elsewhere in the town, fails to define any other significant 'urban' or built spaces.

Above: Terraced buildings on Irish Street

7. Urban Form and Plot Dimensions

The narrow plots that are found along the Main Street date back to the early 19th century. These plots can also be found on Church Street and Irish Street. These narrow plots provide for a tight and narrow urban form with the facades having a vertical emphasis of two and three storey buildings.

It is not surprising that Bunclody possesses so many of these long narrow plots as in the 19th Century they were common in planned towns. There is strong evidence to suggest that from the town's onset subdivision of individual plots occurred with different sized plots subdivided and sold to different individuals.

8. Infill Development Opportunities

A number of significant opportunity sites are identified throughout the town which would benefit from infill developments. Many of these relate to areas where the traditional building lines have been eroded (due to dereliction and/or demolition and new build).



Above: Infill opportunity site on Irish Street

9. Vacant Buildings

Though the majority of Bunclody's buildings are well maintained several vacant structures exist scattered throughout the town. These buildings can have a negative effect in terms of urban design and the overall character of the town.



Above: Vacant Old School Building on Hospital Hill

10. Other Urban Design Elements

A uniform design approach or some element of continuity is required to create harmony. In a traditional streetscape this can be achieved through similar building heights, façade widths, materials, building lines etc.

On the edge of the town where this continuity of design and sense of place is easily lost it can be counteracted by simple design elements such as common boundary treatment, for example, standard stone wall treatment.

3.3 SWOT Analysis

From a review of the existing available data, literature and consultation with the public the main strengths, weaknesses, opportunities and threats are identified as follows:

Strengths:

- Historic Core & Local History
- Landscape & Setting - River Slaney & River Clody
- Town is traditional centre of rural hinterland
- Good range of local services (i.e. pubs, shops, post office, etc.)
- Good accessibility to nearby larger towns – N80 – Connects to Carlow and to N11 providing connections to Enniscorthy/Wexford town/Dublin etc.
- Recent new developments

Weaknesses

- Traffic congestion and pedestrian safety
- Lack of quality public space
- Parking availability in town centre
- Lack of linkages in town centre
- Road Connectivity between different routes
- Lack of available sites for development and parking in town centre
- Connectivity of housing estate location to centre of town

Opportunities

- Consolidate expansion of town
- Riverside amenity area and walks
- Backland development opportunities
- Attractive townscape that could be improved
- Conserve and enhance built environment
- Linkages in town centre
- New road connections and opportunity for development on same
- Provide physical and social infrastructure linked to development
- Tourism opportunity – Connection of Leinster Way and Wicklow Way

Threats

- Incoherent growth of town
- Development on the periphery of the town with poor connectivity
- Inaccessibility to back lands
- Problematic circulation of traffic
- Threats to River Slaney pNHA and cSAC and River Clody

To ensure the sustainable development of Bunclody, the strengths and opportunities outlined above need to be encouraged, protected and developed. The threats and weaknesses need to be addressed and monitored. Therefore the above SWOT analysis has been used to help formulate the plans and objectives for the Plan.

Section 4. Core Strategy

4.1 The Vision for Bunclody

The Council's Strategy for Bunclody and the town environs is to ensure that this area develops as a sustainable balanced settlement with appropriate amounts of residential, economic, tourism and recreational development.

Vision for Bunclody:

To build on Bunclody's current strengths and develop the area by promoting:

- A desirable place to live with an adequate mix of housing;
- Convenience for the local community in relation to provision of services and ancillary requirements;
- A vibrant and unique community;
- A walkable and pedestrian friendly environment;
- A degree of self sufficiency;
- Encouraging the protection of its built and natural environment.

This LAP builds upon the strategy of the Wexford County Development Plan by supporting and promoting the sustainable development of Bunclody as a self-supporting community, enjoying a good standard of life in terms of housing, employment, amenities, transport and natural environment. The Council recognises that the town must offer living and working conditions, educational, recreational and community opportunities of the highest quality in an attractive urban environment.

4.2 Development Proposals

It is the policy of the Council that development proposals will only be considered where they:

1. Are located within the settlement boundary as defined on the Land Use Zoning Map 1;
2. Provide high quality development in accordance with the DOEHLG's Planning Guidelines on Sustainable Residential Development in Urban Areas and its companion document the Urban Design Manual;
3. Comply with the Development Control Guidelines in the Wexford County Development Plan 2007-2013.

4. Protect and enhance the town's physical character and natural environment;
5. Do not significantly affect neighbouring properties' residential amenities and those of the surrounding area;
6. Do not create traffic hazards.

The Council will encourage developments which contribute to the revitalisation of the town in a manner that is sympathetic to its character and surroundings, through:

- Promoting the redevelopment of derelict, obsolete and brownfield sites;
- Encouraging the development of backlands where this strengthens the streetscape and continuity of the urban grain;
- Supporting the role of the town centre as the principal commercial area.

4.3 Purpose of Land Use Zoning

The purpose of land use zoning is to indicate to property owners, developers and the general public, the types of development that are considered most appropriate in each zone and to give guidance to the criteria used by the planning authority to assess planning applications. In this context, the zoning objectives allow the developer to plan proposals with some degree of certainty, subject to other conditions and requirements as set out in this Plan and the County Development Plan. In the control of development, zoning seeks to avoid competing and incompatible uses so as to promote greater environmental quality and thereby rationalise the land use pattern of the town.

Existing Residential

Zoning Objective: To protect and improve residential amenities.

This zoning provides for the protection and improvement of existing residential amenity and the provision of new and improved ancillary services.

Certain areas of existing residential zoning adjoining Enterprise & Industry areas may be considered for these uses if demand is present and providing adjoining residential amenities are not adversely affected.

New Residential

Zoning Objective: To provide for new residential development.

This zoning provides for new residential development and associated local shopping and other services incidental to residential development. While housing is the primary use in these zones, recreation, education, crèche/playschool, clinic/surgery uses and sheltered housing are also permitted in principle. Permission may also be granted for home based economic activity within this zone subject to the preservation of residential amenity and traffic considerations.

Under this **New Residential Zoning** the following categories are included:

Zoning Density	Maximum Dwelling units per		Indicative appropriate locations
	Hectare	Acre	
Super Low Density Residential	2.5 - 10	1-4	Outer edge of the Urban – Rural transition (the indicated higher density on these lands will be allowable dependant on services in the area)
Low - Medium Density	10 - 17	4 - 7	Green Field/ Edge of Town
Medium – High Density Residential	17 - 25	7 - 10	Existing built up area
Higher Density Residential	> 27	>11	At strategic locations including the town centre, neighbourhood centres and transport nodes

In relation to the super low densities it has been determined that up to 4 houses per acre could be accommodated where appropriate services are available.

Town Centre Uses

Zoning Objective: To protect and enhance the character of Bunclody town centre by providing for the development and improvement of appropriate town centre uses including residential, retail, commercial, office and civic uses.

Commercial

Zoning Objective: To protect existing commercial areas and make provision for commercial uses.

Enterprise & Industry

Zoning Objective: This zoning provides for enterprise, industrial, office/business park type uses and also proposals for large convenience/comparison/discount retail stores will be considered.

Recreation, Open space & Amenity

Zoning Objective: To protect and provide for recreation, open space and amenity provision.

The areas included in this zoning objective cover both private and public open space throughout the plan area.

Community & Education Uses

Zoning Objective: To provide for new and extensions to existing community, social and educational uses.

Mixed Use & Residential

Zoning Objective: To provide mixed use development and residential uses for the future consolidation of the town centre while also providing for district type centres in other areas.

A mix of residential, commercial, retail and community uses will be considered acceptable in principle subject to the amenity of adjacent premises being preserved. Other permissible uses include retail service type outlets, small scale office uses and community uses.

Public Utilities

Zoning Objective: To provide for and improve public utilities such as electricity, telecommunications, water, waste and wastewater etc. as well as car parking in Bunclody.

Agricultural & Visual Amenity

Zoning Objective: To provide for the development of agriculture by ensuring the retention of agricultural uses while also protecting the surrounding landscape from over development which would be injurious to the visual amenities of the area.

Designated Nature Sites – pNHA & cSAC

Zoning Objective: To protect the amenities of the proposed Natural Heritage Area (pNHA) and the candidate Special Area of Conservation (cSAC).

The main objective of this zoning designation is to ensure no inappropriate development takes place within the boundary of these National (pNHA) and European (cSAC) designated sites.

Tourism

Zoning Objective: To provide locations for the development of tourism related developments.

Tourism developments may be considered on their individual merits provided they do not adversely affect the views or visual amenity of the area.

Exclusion Zone

Zoning Objective: To provide a 150metre exclusion zone around the proposed treatment plant.

The only permissible uses in this exclusion zone will be car parking and the area which shall allow expansion of the graveyard.

4.4 Land Use Zoning Matrix Table

The Zoning Matrix illustrates the acceptability or unacceptability of various uses for each of the zoning objectives. The land use-zoning matrix is intended to provide guidance to potential developers. It is not intended to replace the normal planning process. An indication that a proposal would be 'permitted in principle' from the matrix should in no way be taken to imply a granting of permission, or indeed that a planning application may necessarily be successful. Individual applications are a matter for the Local Authority to decide and the final decision rests with them taking into consideration the merits of individual cases and circumstances that may be relevant at a specific time or at a specific location.

Y – Permitted in Principle

Land uses designated under each zoning objective as 'Permitted in Principle' are generally acceptable, subject to compliance with the relevant policies, standards and requirements set out in this Plan.

N - Generally Not Permitted

Land uses which are indicated as 'Not Permitted' in the Land Use Zoning Matrix will not be permitted.

O- Open for Consideration

Land uses in this category may or may not be acceptable and proposals in this category will be considered by the Planning Authority on their individual merits. Land uses shown as 'Open for Consideration' may be acceptable in circumstances where the proposal will not conflict with the policies and objectives for the zoning and the permitted or existing uses.

Furthermore, the proposal should be in the interests of the proper planning and sustainable development of the area.

Land Use Zoning Matrix Table Key

ER	Existing Residential
NR	New Residential
TC	Town Centre
C	Commercial Uses
E&I	Enterprise & Industry
R,OS&A	Recreation, Open Space & Amenity
C&E	Community & Education Uses
MU	Mixed Use & Residential
PU	Public Utilities
A&VA	Agricultural & Visual Amenity
DNS	Designated Nature Sites – pNHA & cSAC
T	Tourism
EX	Exclusion Zone

Figure 4.1 - Land Use Zoning Matrix Table

	ER	NR	TC	C	E& I	R,OS &A	C &E	MU &R	PU	A& VA	DNS	T	EX
Advertising	N	N	O	Y	O	N	O	O	O	N	N	O	N
Amusement Arcade	N	N	O	N	N	N	N	O	N	N	N	O	N
Bank	O	O	Y	O	N	N	N	Y	N	N	N	N	N
Car Parking	O	O	Y	Y	Y	O	Y	O	Y	N	O	Y	Y
Car Sales/Repair	N	N	O	Y	Y	N	N	O	N	N	N	N	N
Childcare Facilities	Y	Y	Y	O	O	N	Y	Y	N	N	N	N	N
Discount Food stores	O	O	Y	O	Y	N	N	Y	N	N	N	N	N
Graveyard	N	N	N	N	N	Y	Y	N	N	O	N	N	Y
Indoor Leisure facilities	O	O	Y	O	N	O	O	Y	N	N	N	O	N
Community Uses Hall/Centre/Church	O	O	Y	N	N	N	Y	Y	N	N	N	O	N
Guesthouse/Hostel	O	O	Y	Y	N	N	N	Y	N	N	N	Y	N
Hair Dressing Salon	O	O	Y	Y	N	N	O	Y	N	N	N	N	N
Health Centre	O	O	Y	N	N	N	O	Y	N	N	N	N	N
Hotel	O	O	Y	N	N	N	N	Y	N	N	N	Y	N
General Industry	N	N	N	N	Y	N	N	N	N	N	N	N	N
Light Industry	N	N	O	O	Y	N	N	O	N	N	N	N	N
Recreation/ Open Spaces	O	O	O	N	N	Y	Y	O	N	N	O	Y	N
Nursing Home	Y	Y	Y	O	N	N	Y	Y	N	N	N	N	N
Office	O	O	Y	Y	Y	N	O	Y	N	N	N	O	N
Play Ground	Y	Y	O	N	N	Y	Y	O	N	N	N	O	N
Petrol Station	N	N	O	Y	O	N	N	O	N	N	N	N	N
Public House	N	N	Y	N	N	N	O	Y	N	N	N	O	N
Recycling Centre	Y	Y	Y	O	Y	N	Y	Y	Y	N	N	O	N
Residential	Y	Y	Y	N	N	N	N	Y	N	O	N	O	N
Restaurant	O	O	Y	Y	N	N	N	Y	N	N	N	Y	N
Retail Warehousing/ Wholesale/ Warehousing	N	N	N	O	O	N	N	O	N	N	N	N	N
Retail Comparison	N	O	Y	O	O	N	N	Y	N	N	N	N	N
Retail Convenience	O	O	Y	Y	O	N	O	Y	N	N	N	N	N
School	Y	Y	Y	N	N	N	Y	O	N	N	N	N	N
Take Away	O	O	Y	N	N	N	N	Y	N	N	N	N	N
Tourist – Holiday Home Dev/Camping/Caravan	N	N	N	N	N	O	N	N	N	O	N	Y	N

Section 5. Development Management Policies & Objectives

This section of the Plan contains detailed development strategy policies and objectives which will govern the future development of the Bunclody area. The policies and objectives together with the Core Strategy will be used to make consistent decisions on planning applications in the Plan area.

5.1 Population & Zoned Land

The key policy of the Council is to encourage the strategic growth of the town and the surrounding area and to ensure that the town is as far as possible self-sufficient in terms of employment, housing, and also to ensure the concurrent delivery of services and facilities with new developments in the town boundary.

This local area plan zones sufficient housing land to provide for the predicted housing demands based on population figures with sufficient scope to cater for sites that may not come forward for development in the life time of the LAP. The population of Bunclody/Carrigduff according to the Census 2006 was 1863 with a projected increase to 2319 by 2014.

The lands zoned for development will ensure that a sustainable rate of town growth can be accommodated, with provision for expected expansion of services and facilities and assist the integration of new and existing communities all the while maintaining the natural and built environment and enhancing the special historic townscape and natural heritage character of the town.

Population & Zoned Land Policy

It is a **policy** of the Council to:

1. Zone sufficient lands for future development consistent with the Wexford County Development Plan 2007-2013 and the Regional Planning Guidelines.

Population & Zoned Land Objective

It is an **objective** of the Council to:

PZL - Seek to facilitate the release of new residential development, giving priority to locations that enhance the existing urban structure (sequential test) and which can be integrated into existing public services. Development of greenfield sites will therefore be encouraged to occur in a sequential manner with the lands nearest the town centre being developed first.

5.2 Housing

The Council have a statutory obligation to ensure that sufficient land is zoned for all types of housing to meet the town's projected housing requirements over the Plan period and to ensure that an undue shortage will not arise. One of the main



aims of this plan is to promote balanced social, physical and economic development. The Wexford County Housing Strategy 2007 – 2013 is drawn up for the entire County of Wexford including Bunclody town.

5.2.1 Housing land supply based on population projections

The requirement for new housing is estimated from the projected increase in households for the area. It is estimated that the population of Bunclody will grow naturally by approximately 253 persons within the lifetime of this Plan, by applying the national household size of 2.8 persons per household⁵ it is estimated that a minimum of 90 residential units will be required to facilitate natural growth during the Plan period. This figure does not take into account the expected demand from first time buyers in the existing town population and also outside interest. Therefore an excess on top of this figure has been allowed for.

Based on an average density of 17 units per hectare (medium density), and incorporating a factor of two to acknowledge the fact that not all lands identified for development will be developed over the Plan period, it is estimated that a total of 10.5ha⁶ will be required for new housing to cater for the predicted population growth of the town over the next six years. 20.96 hectares were allocated in the 2002 Plan for future residential development. To date, 12.95 hectares of this allocation have been developed with 8.01 hectares therefore remaining from this residential zoning. Previous growth was prevented by the absence of sewage treatment capacity. However the provision of the new treatment plant will provide an opportunity in Bunclody for new development. The location of new residential lands was carefully considered to incorporate the sequential development of lands close to the town centre and also within sustainable travel distances.

The housing capacity of this land will depend on varying factors including density and topography etc. In addition to the lands zoned for new residential development, some element of residential development may also occur on brownfield sites, sites zoned for town centre uses or on sites with mixed use zoning.

⁵ the average household size for Wexford County, – Average Household Size - CSO 2006

⁶ $90 / 17 = 5.29 \times 2 = 10.5\text{ha}$

Housing Land Supply Policies

It is a **policy** of the Council to:

1. Zone sufficient land to allow for the probability that some centrally located sites will not become available in the lifetime of the plan.
2. Use a sequential approach to residential development, firstly through in-fill opportunities followed by brownfield sites and where these previous sites are not viable only then will new residential lands be considered.

5.2.2 Existing & Future Residential

The type of residential development existing in the town is typical of any similar sized Irish town. It varies from one off housing on the outskirts of the town, to ribbon development on the road approaches, to housing estates of varying design and densities. There has been a significant increase in the number of houses built in recent years, resulting in recent development occurring predominantly on the southern side of the town and to the western side of the town in Carrigduff. The River Slaney, floodplains and the sewage network constraints on the northern and eastern side of the town represent considerable development barriers.

Existing & Future Housing Policies

It is a **policy** of the Council to:

1. Provide sufficient and suitably located land to meet the housing target and satisfy local housing needs.
2. Encourage a mix of housing type, tenure and size in order to meet changing household size and composition and to provide a social and demographic balance in the town.
3. Require that in the case of Wexford County Council 20% of land zoned for residential development or for mix of residential and other uses, shall be made available for the provision of social and affordable housing.
4. To consolidate the existing settlement pattern by encouraging a sequential approach whereby new developments in close proximity to the existing built-up area are developed through in-fill development

having regard to the need also to provide open space, car parking and other appropriate planning and environmental criteria.

5. To permit appropriate higher densities in residential developments in accordance with the 'Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities' DoEH&LG December 2008.
6. To maintain the demesne landscape, woodlands and river floodplains free from development to ensure that the Town's special landscape character and visual context is protected.

Existing & Future Housing Objectives

It is an **objective** of the Council to:

H1 - Ensure the implementation of the Housing Strategy and to integrate housing provided under Part V of the Planning and Development Act 2000-2006 into private development in a layout that prevents segregation and promotes good design and layout.

H2 - Carry out the Council's responsibilities under the Housing Acts and to provide Local Authority dwellings, affordable units, voluntary co-operative housing and private sites as the need arises and as finances permit.

H3 - Ensure the necessary infrastructural investment to facilitate the overall level of housing output required to meet the current and anticipated levels of demand in a planned and coherent fashion.

H4 - Actively promote the provision of community, educational, social and recreational facilities in parallel with future housing development.

H5 – Ensure any mature hedgerow, trees or old stone walls are retained insofar as possible in new developments.

5.2.3 Residential Density & Housing

The Sustainable Residential Development in Urban Areas guidelines for Planning Authorities' DoEH&LG December 2008 set out the Government's policy to encourage more sustainable urban development by the avoidance of excessive suburbanisation and the promotion of higher residential densities in appropriate locations. Developers should therefore take account of the advice

contained in these guidelines. This will result in proposed sustainable developments of sufficiently high design quality that will facilitate the granting of planning permission.

5.2.4 Infill Housing & Development of Backlands

Where appropriate, Infill housing in the existing built up areas of the town will be encouraged. Development of backland areas within the town will also be encouraged.

Infill Housing & Backland Development Policy

It is a **policy** of the Council:

To encourage infill housing & backland developments on appropriate sites where the proposals respect the existing scale and character of the area.

5.2.5 Traveller Accommodation

Wexford County Council has adopted a Draft Accommodation Programme for the Traveller Community 2009-2013 and will monitor the requirements of the travelling community within the Local Area Plan area for any future requirements. The main brief of the document aims to provide appropriate accommodation for indigenous Traveller families.

Traveller Accommodation Policy

It is a **policy** of the Council to:

1. Facilitate the provision of appropriate accommodation for the local traveller community in Bunclody in accordance with the Draft Traveller Accommodation Programme 2009-2013 adopted by Wexford County Council.
2. Ensure the design and layout of accommodation has regard to The Housing (Travelling Accommodation) Act, 1998 and reflect the departments "Guidelines for Accommodating Transient Traveller Families".

5.3 Retail and Commercial

Retail and commercial services are located primarily in the core retail area of the town, this is situated between lower Main Street and upper Main Street, with developments such as the new 'Supervalu' located on the Carrigduff side of upper Main Street. The focus of this plan is to encourage the expansion &



diversification of the core retail area. Greater linkages and improved accessibility between these streets is required in order to support the local economy at these locations and more sustainable travel patterns. The Main Street is developed along the N80

National Primary route which gives rise to a strong conflict between its role as part of a local service centre and as an important national primary route.

Retail and Commercial Policies:

It is a **policy** of the Council to:

1. Maintain and foster the role of Bunclody as an important service centre for the surrounding rural hinterland.
2. Encourage the expansion of retail and commercial services and facilities sufficient to meet existing and proposed local needs.
3. Ensure that the retail development proposals conform to the requirements of the Retail Planning Guidelines 2005 and the Wexford County Retail Strategy.
4. To ensure that new retail/commercial developments are designed to the highest standard and located to ensure safe, sustainable and convenient access.

Retail and Commercial Objectives:

It is an **objective** of the Council to:

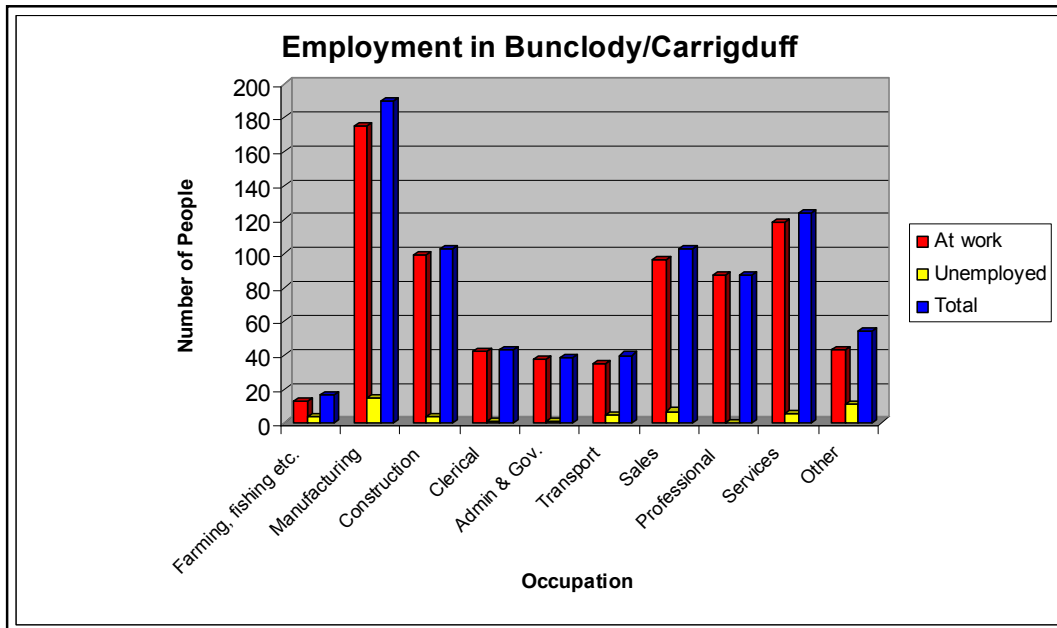
RC1 – Encourage development of infill sites, laneways of the town centre streets and backlands within the town centre and adjoining area as locations for retail, commercial and residential uses, having regard to the surrounding building uses in the area.

5.4 Employment and Economic Activity

The role of Bunclody as a service provider and employment location, its strategic location within the county and its proximity to major towns such as Carlow, Enniscorthy and Wexford all provide a significant opportunity for inward investment and growth of the area.

Apart from the central commercial area, employment is also concentrated in the industrial zone off Ryland Road and out the N80, and also outside the town boundary at locations such as the Slaney Meats factory at Clohamon. The promotion of economic activity can be encouraged by the provision of suitably sourced land to facilitate consolidation of existing industry & development of new industry.

Below: Figure 5.1 – CSO 2006 – Employment Status in Bunclody/Carrigduff.



Employment and Economic Activity Policy

It is a **policy** of the Council to:

1. Facilitate and encourage the setting up of small and medium sized enterprises in close proximity to the town centre and the expansion of existing businesses.
2. Co-operate with state and semi-state employment agencies and local organisations in promoting Bunclody as a location for employment

activities.

3. Ensure that future development does not comprise the viability of existing facilities.
4. To provide sufficient & suitably located zoned land to promote economic activity in the area.

Employment and Economic Activity Objectives

It is an **objective** of the Council to:

EM1 – Promote economic development in the town and facilitate the development of office based and light industry such as information technology and research and development in co-operation with relevant agencies and organisations.

EM2 - Facilitate home-based employment activities subject to the protection of the amenities of residential areas.

EM3 - Ensure that existing residential areas and areas of sensitive environmental character are safeguarded from inappropriate new or expanded employment uses.

EM4 - Encourage the redevelopment of backland areas for employment uses between Ryland Road and Irish Street and also between Irish Street and Church Street to create a more compact and sustainable form in close proximity to the services and facilities available within the town centre.

5.5 Community Facilities

The provision of adequate community facilities is an essential element of sustainable and balanced development. Community facilities include educational, religious, health, recreational and sporting needs and activities. A key objective of the LAP is to ensure that the community needs of residents, both new and existing, can be provided and that expansion of the town will be accompanied by a corresponding expansion of community facilities.

Community Facility Policies

It is a **policy** of the Council to:

1. Facilitate and co-operate with other organisations in the provision of services for the community including, in particular, schools, crèches

and other education and childcare facilities in parallel with future housing.

2. Facilitate the provision of health services and social facilities, nursing homes and sheltered housing at suitable locations in the town.
3. Provide suitable community lands for the development of youth centre facilities.

5.6 Education

The existence of adequate education facilities can lead to the increased attractiveness of an area for the location of businesses, families and increased development and prosperity. The Bunclody/Carrigduff area is served by two primary schools and two secondary schools.

Primary Schools

Our Lady of Lourdes National School is located to the southern end of the town on Hospital Hill and Carrigduff National School is located out the Carlow road to the western end of the town.

Primary Schools	2004/2005	2005/2006	2006/2007	2007/2008	2008/2009	Capacity
Our Lady of Lourdes NS	293	289	278	291	290	30 additional
Carrigduff NS	50	52	53	51	56	78

Secondary Schools

The Vocational College is located on the southern end of Irish Street and the FCJ Secondary School is located across the River Slaney on the north-eastern side of the town.

Secondary Schools	2004/2005	2005/2006	2006/2007	2007/2008	2008/2009	Capacity
Vocational College	295	265	285	262	290	At Capacity
FCJ	709	745	747	787	780	At Capacity

Education Facilities Policies and Objectives

The LAP will provide for the future educational needs of the community through appropriate land use designations that will cater for any additional requirements in respect of the existing and future populations.

The Council is committed to ensuring that future schools will be located in suitable sites within sustainable walking distances from nearby residential areas. The Council will also endeavour to ensure safe walking access and cycling access is achievable to these locations.

Education Policies

It is a **policy** of the Council to:

1. Facilitate the development of educational facilities and any additional specialist accommodation to meet the required needs of both current and future populations in co-operation with the Department of Education and Science and local school management boards.
2. The Council shall restrict new developments adjacent to existing schools where such development may have the potential to restrict the expansion of that school.
3. Facilitate educational developments that are consistent with the Department's guidelines 'The Provision of Schools and the Planning System: A code of practice for Planning (Department of Education and Science DoEH&LG - July 2008)'.

Education Objectives

It is an **objective** of the Council to:

E1 - Ensure the provision of additional school facilities on appropriate sites within the town. These appropriate sites can be seen on the accompanying Zoning Map (Community & Educational Uses).

E2 - Ensure new sites maximise opportunities to walk or cycle to school and also ensure that post primary schools (which may serve larger catchment areas) are within walking distance of a bus route and that adequate pedestrian access and safe routes to school are available.

E3 - No substantial residential development should proceed without an assessment of existing schools capacity or the provision of new school

facilities in tandem with the development.

5.7 Childcare Facilities

The DoEH&LG's guidelines on childcare facilities emphasise the importance of local assessment of the need to provide such facilities at the Local Area Plan stage, having regard to the provision of existing facilities in the area. The location of these facilities should be easily accessible for parents, and the facility may be combined with other appropriate community uses.

There are currently two childcare facilities in Bunclody, namely, Bunclody Montessori, located in Clonmullen and Coischem Montessori located close to the VEC Secondary School. These provide sessional facilities and have the joint capacity for 35 children. The Coischem Montessori is located within walking distance of the town centre, with Bunclody Montessori located further out. Both facilities are near or at full capacity and there are currently no intentions to expand these facilities. Having regard to this, the Council will seek to ensure adequate provision of childcare places and facilities in Bunclody through the Development Management Section and also to support and improve the current facilities in the town.

Childcare Policy

It is a **policy** of the Council to:

Require the provision of appropriate childcare facilities in accordance with the 'Childcare Facilities – Guidelines for Planning Authorities 2001', the Wexford County Development Plan 2007-2013

Childcare Objectives

It is an **objective** of the Council to:

CH1: Facilitate the development of childcare facilities where demand arises subject to satisfying applicable planning and engineering criteria.

CH2: Ensure the provision of appropriate childcare facilities on site or within close proximity to new developments with convenient and safe access for all. Where possible such facilities should be located adjacent to or close by other facilities i.e. employment or neighbourhood centres.

5.8 Amenity, Recreation & Open Space

Natural Amenities

The River Slaney is the main natural amenity feature that winds through the northern side of the town centre in a north to south direction.

The River Clody converges at the point of the Slaney Bridge. This river provides high amenity value through the town centre on the western end and also out the Carrigduff side of the town.

The River has a full channel and strong flow and historic flooding behaviour.

It is noted for its trout fishing and is stocked on an annual basis.

The local Angling Clubs makes use of this local amenity.

The rivers form an important physical and recreational feature, yet their potential has not been fully realized. It is an objective of the LAP to protect and improve the existing provision of open spaces, both passive and active within the town.



Sports Grounds

The GAA club and its grounds located to the west of the town centre form an integral part of the social fabric of the town contributing both to the amenities and the sense of community.



Bunclody AFC is another strong organisation in the town, with the grounds located to the western



end of the town off Church Street.

An eighteen hole golf course is currently under construction on the Carrigduff side of the town. An outdoor heated swimming pool is also located in Carrigduff. This opens in the summer months to cater for holiday demand.

The town currently lacks an indoor sports centre and passive recreational space, it is important that all members of society, particularly children, the elderly and the disabled have access to public open space and sports facilities in order to enhance the quality of life and well being of the community.

Open Spaces

There are existing open space areas located within the various housing estates. They are however generally underutilised due to their location and poor maintenance and as a result do not deliver their full potential as quality open space.

The Square, which at present is contains a small park and to its north underutilised space and public toilets represents a site with the potential to provide a significant public urban space in the heart of the town.



An opportunity also exists to develop a public open space in an area of land beside the River Slaney in Malloys Meadow (see above photo), with the potential to have a pedestrian link to the town centre as well as a pathway link running along the river. This pedestrian link would increase the level of accessibility thereby making it more attractive for public use.

The guidelines for Planning Authorities 'Sustainable Residential Development in Urban Area' published by the DoEH&LG in December 2008 states it will be

necessary for planning authorities to take a more flexible approach to quantitative open space standards and put greater emphasis on the qualitative standards.

The following policies and objectives will ensure the issue of Amenity & Recreation is addressed at a local level:

Amenity, Recreational & Open Space Policies

It is a **policy** of the Council to:

1. Co-operate with sports clubs, schools and community organisations in the provision of sports and recreational facilities and to encourage the development of Youth Clubs and Organisations in the town’.
2. To have regard to the open space standards as set out in the guidelines for planning authorities ‘Sustainable Residential Development in Urban Area’ DoEH&LG December 2008.
3. Ensure that the public open spaces identified within the Land Use Zoning Map are protected and if required sensitively developed.
4. To secure the protection of significant views into and out of the settlement through the strict control of development on the urban fringe with particular regard to the vistas formed by historic street patterns, traditional building alignments and that of Mount Leinster.

Amenity, Recreational & Open Space Objectives

It is an **objective** of the Council to:

ARO1 – Ensure that proposals for new recreational facilities provide good accessibility to local residents, pedestrians, cyclists and those affected by reduced mobility and do not detract from the character of the surrounding area, particularly residential areas.

ARO2 – In partnership with the relevant landowners, seek to develop a new walking route along the River Slaney and River Clody, and improve on existing walkways in the area of Lucy’s Wood subject to screening for an Appropriate Assessment.

It will be important for new developments to identify the need for adequate open space, recreational and children's play facilities as an integral part of development proposals.



5.9 Tourism

The Council's aim is to focus on the Bunclody area as a quality tourist destination. The relationship between the historic plantation town and the dramatic landscape setting derived from the interplay of the Blackstairs Hills, the Slaney River Valley, the mature woodlands and demesne landscape will be promoted.

The policies and objectives of this plan are designed to strengthen the tourism role of Bunclody while protecting and improving the quality of all available resources. A comprehensive tourism package needs to be established through partnership with the various agencies and the local community.

Tourism Policies

It is a **policy** of the Council to:

1. Develop and maximise the tourism potential of Bunclody.
2. Facilitate tourism activities including eco-tourism, health centres, fishing, horse-riding, walking and cycling and facilities that relate to the special qualities of the surrounding natural environment.
3. Improve the signposting of scenic walks, riverside trails and heritage features.

Tourism Objectives

It is an **objective** of the Council to:

TO1 - Investigate the development of a pedestrian amenity route throughout the town and environs areas so as to link the Wicklow Way and Leinster Way walking routes. This link would encompass the special landscape and built heritage features of the historic settlement while promoting Bunclody's tourist potential. Any proposed route will be subject to screening for an Appropriate Assessment.

5.10 Town Centre

Bunclody town centre is a vibrant location, with many commercial uses and facilities which serve the local population. The Council will seek to protect and enhance this townscape quality and ensure that proposals for development within the town centre area respect the general height, scale, building line, plot width, architectural quality and town streetscape.

Town Centre Policies

It is a **policy** of the Council to;

1. Maintain the mixed use character of the town centre.
2. Encourage the integration of residential areas with the town centre.
3. Provide for anticipated car parking and commercial delivery demands within the town centre.
4. Encourage amenity and environmental improvements in the town centre, so as to reinforce and enhance the special townscape of Bunclody.
5. To ensure that proposals for development within the town centre area respect the general height, scale, building line, plot width, architectural quality and streetscape.
6. To encourage refurbishment and in-fill development such that the existing character of the streetscape is maintained.
7. Encourage greater linkage between the Main Street and the usable backlands in order to enhance the vitality and viability of both.
8. Facilitate the provision of functional public civic space linking the Main Street and the proposed link road to the rear of Main Street.
9. Strictly control advertising and encourage the removal of signage which is visually obtrusive or out of scale with the character of the town.

Town Centre Objectives

It is an **objective** of the Council to:

TC1 - Encourage residential use of upper floor space within the town centre.

TC2 - Encourage uses that support pedestrian activity along the Main Street, the Mall, the Market Square and adjoining side streets.

TC3 - Discourage office use at ground floor level on the Main Street.

TC4 - Ensure the protection of the streetscape value, civic quality and distinct urban space at Market Square through specification of an appropriate in-fill development space on the vacant site on the northern extremity of the square.

TC5 - Ensure sensitive and appropriate design within the proposed Architectural Conservation Area.

5.11 Transportation & Infrastructure

The provision of good quality infrastructure is essential to the economic, social and cultural development of the town. The Planning Authority will seek to encourage patterns of economic growth, which can achieve maximum transport efficiency and the least possible environmental impact.



5.11.1 Access and Movement

The majority of vehicular movement in the town occurs on the N80 the main route connecting Wexford and Carlow, and also the main artery from Rosslare Europort to the midlands. The R746 runs perpendicular to the N80 and runs in a north south direction through the town. This route connects Bunclody and Carnew. Bunclody town centre is located at the junction of these main roads. There are also a number of local roads leading into the town serving the rural area in the vicinity. The problems of traffic traversing the main Mall Street is exacerbated by the fact that the two way traffic is divided by the central mall. Also on street parking is located not only along each side of the main street but also in the middle

of the street thus leading to traffic congestion caused by waiting or parking cars.

The Local Area Plan will support and facilitate the implementation of the traffic management measures in the town and in particular on Main Street by the



County Council, Gardaí and the local community to address the traffic environment within the centre of the town generally through a variety of measures aimed at improving the pedestrian and vehicular environment.

There are several new connections proposed for Bunclody. These will be in the form of inner relief roads. The inner relief road will connect Ryland Road to the Killealy Road (R746) which in turn will connect with the Hospital Road and onto the Church Road. There is also a connection proposed closer to the town centre between the junction at Hospital road and the Killealy road and Church road. These linkages will be developer led and are displayed on **Map 1**. An aspirational Orbital Route is also proposed to link the N80 on the southern side of Bunclody to the N80 at Carrigduff. No surveys have yet been conducted in this regard.

Movement and Access Policies

It is a **policy** of the Council to;

1. Promote local access routes and pedestrian movement corridors that encourage a strong network of linkages and enhanced permeability as displayed on **Map 1**.
2. Encourage the development of a safe and efficient movement and accessibility network that will cater for the needs of all users and to encourage priority for town centre access, walking and cycling, public transport provision and accident reduction.
3. Reduce traffic in the town centre by providing alternative routes and constructing new distributor roads and link roads around the town.

4. All roads within the development boundary should allow for expansion of roads and provision of footpaths and lighting.
5. Improve the visual approach road to the town along the Ryland Road (N80) through the new development of footpaths, lighting and planting.

Movement and Access Objectives

It is an **objective** of the Council to:

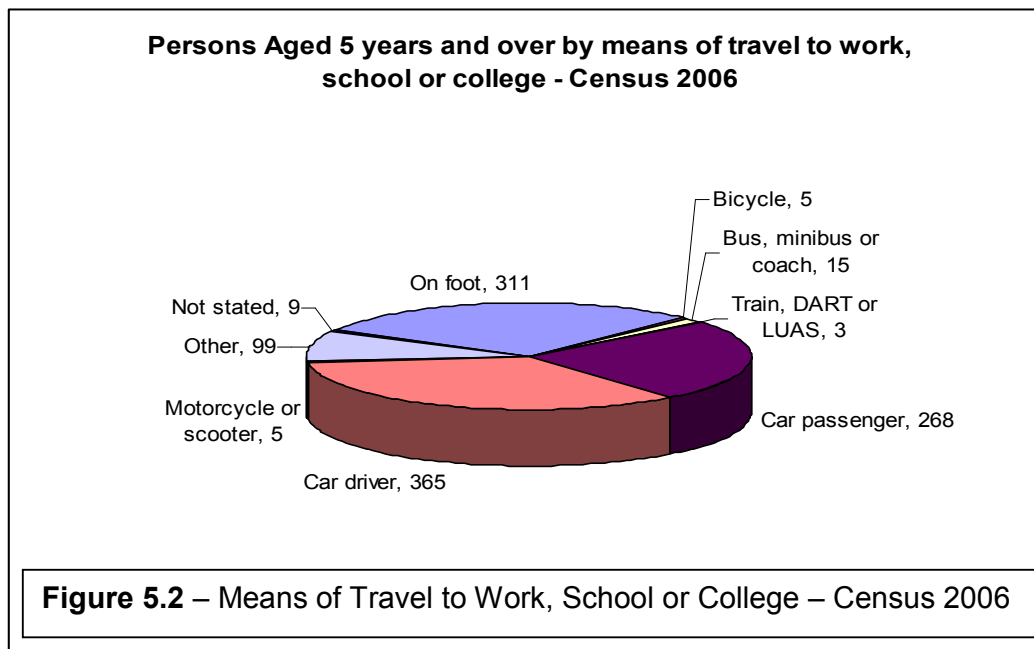
1. Allow for the long term construction of local distributor roads linking future developments. These shall be developer led and shall be the subject of planning applications on development lands.
2. Undertake during the lifetime of this Local Area Plan a feasibility assessment of an orbital relief road around the town.
3. Reserve land for a proposed link road to the direct south of the town between the Church Street and Irish Street and prohibit development on land reserved for the preferred route, or in a location that would compromise the construction of such a route.
4. Ensure a Transport Assessment shall be carried out for all new road linkages within the Local Area Plan area. These assessments will address land use and access proposals/options as well as any other issues that may arise at planning application stage.
5. The County Council shall investigate the provision of Traffic Calming measures along the section of the R746 from the Slaney Bridge entrance to Newtownbarry House, to the crossroads on the eastern side of the FCJ Secondary School. These measures will assist in alleviating the speed and vehicle turning problems in this area.

5.11.2 Pedestrian Accessibility

The volume of traffic on the N80 frequently acts as a barrier between the eastern and western side of the town and consequently poses a hazard to pedestrians. There is a requirement to relieve traffic congestion in the town centre and to create a safe and attractive pedestrian environment for the local community with linkages between desirable destinations.



There is a formal pedestrian crossing located in the centre of Main Street but none exist to the northern or southern end of this busy street and as a result pedestrian movement can be erratic. As can be seen also from figure 5.2 - 311 of those surveyed walk to work or school. This accounts for 28.7% of the total survey number and if figure 6.7 is examined it can be seen the reason why such a large proportion of the survey number walk is because the majority of people only have to travel 1 km. This suggests that Bunclody has the potential to develop more sustainable travel patterns and the Council will seek to support this through the pedestrian accessibility policies and objectives.



Pedestrian Accessibility Policies

It is a **policy** of the Council to;

1. Seek to re-ensure that footpaths are provided as a connected network within the town.
2. Seek to improve road safety for all road users by improving road and footpath surfaces, markings and lighting, and relieving traffic congestion in the town.
3. Ensure that all footpaths have ramps at kerb corners for pram and wheelchair access and tactile ground indicator tiles for vision impaired pedestrians at crossing points.
4. Ensure that the location of street furniture does not obstruct footpaths.
5. Ensure that pedestrian links from and between existing and new developments to local services are direct, have adequate street lighting and passive surveillance.

Pedestrian Accessibility Objectives

It is an **objective** of the Council to;

PA1 - Ensure a pedestrian crossing shall be provided on the N80 subject to compliance with the necessary technical roads requirements.

5.11.3 Car parking

Car parking is an increasing problem in Bunclody. Parking is mainly provided on street in the town centre adjacent to retail facilities and services. A small number of spaces are provided adjoining the Square at the eastern end of the



Mall and also in the middle of the roadway with one lane of the N80 travelling in either side. This location is unsafe and unsatisfactory.

A significant number of the existing parking spaces are being used by All Day Parkers

(ADP's) who park their cars and proceed to get the bus to Dublin or nearby Carlow.

Out of a total of 1080 people surveyed by the CSO in 2006, 365 drive to work, school or college, with an additional 268 travelling as car passengers. Only 18 of those surveyed opting for the public transport option. It is expected if adequate cost efficient public services were available and more car spaces at suitable locations more of those surveyed would use it.

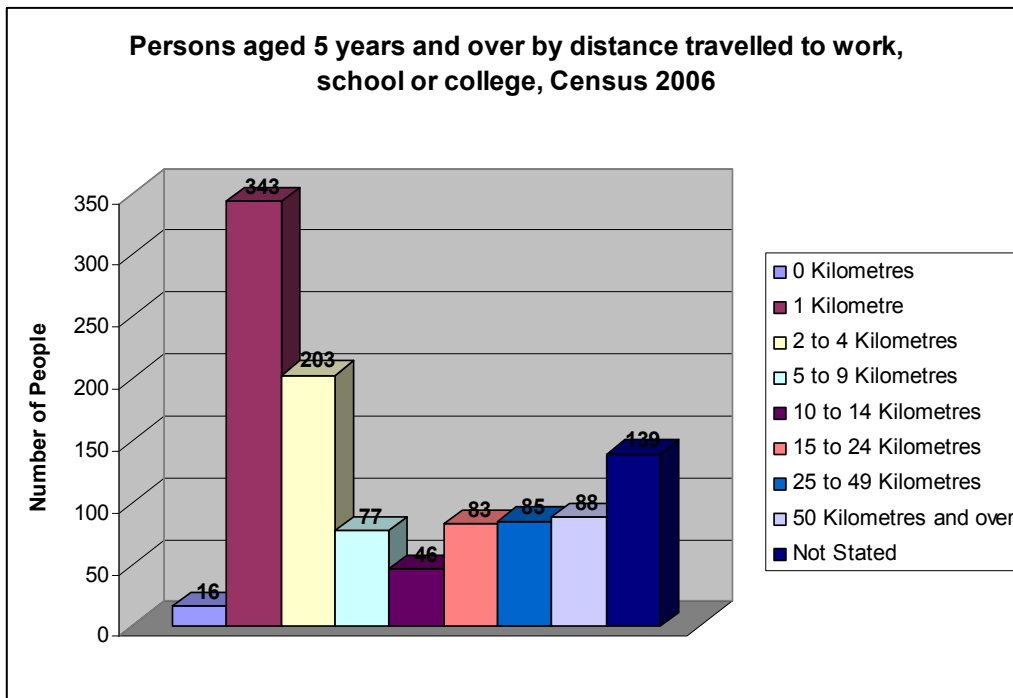


Figure 5.3 – Distance travelled to work, school or college – Census 2006

Car parking Policies

It is a **policy** of the Council to;
 Introduce a parking management system which will free up short stay parking by reducing the amount of long term parking in the town centre. The Council recognise that for this to be successful, alternative long term parking facilities must be provided. The Council will investigate the possibility of locating such facilities along Ryland Road and will consult with CIE to investigate the possibility of locating a pick up/drop off point at this location.

Car parking Objectives

It is an **objective** of the Council to;

CP1 – Facilitate the development of additional car parking facilities at suitable locations;

CP2 – Introduce a new system of parking metres/2 hr maximum stay on Main Street which will encourage short term parking.

CP3 - Facilitate an additional CIE bus stop at a suitable location at the edge of town centre or out of centre close to any proposed long term parking facility;

CP4 - Encourage new off-street parking wherever practicable and facilitate improvements to the existing off-street parking in the town centre;

CP5 – Ensure that new developments provide for adequate off-street parking in accordance with the parking standards contained in the Wexford County Development Plans for the area;

5.12 Wastewater Treatment Capacity & Water Supply

Bunclody is served by an existing wastewater treatment plant which is currently at capacity at 2,000PE. An expected Personal Equivalent loading of an additional 4,500PE will be created through the Bunclody Main Drainage Scheme which should be completed by late 2010. This scheme is designed to meet the immediate and longer term needs of Bunclody. A new wastewater treatment plant will be constructed to provide proper treatment for the existing wastewater flows and the existing pipeline system will be upgraded and extended thus opening up considerable development potential in the town and environs. This will provide for a total of 6,500PE for the town. The town's water supply is currently provided from existing groundwater sources to the west of the town.

'The Water Framework Directive risk category for the River Slaney is 1a, that is, "At risk of failing to meet good status by 2015". The Water Framework Directive risk category for the groundwater in the Plan area is 2a i.e. "Probably not at risk of failing to meet good status by 2015". The upgrading of the

existing treatment plant will ensure that the River Slaney and surrounding groundwater can improve on the current standards.

Wastewater Treatment & Water Supply Policies

It is a **policy** of the Council to;

1. Encourage sustainable and environmentally friendly drainage systems such as Sustainable Urban Drainage Systems (SUDS) into larger developments.
2. Protect existing groundwater aquifers and surface waters from pollution and also ensure the protection of associated habitats and species in the Plan area.
3. Protect the water quality of the River Slaney and ensure that the water quality of the river is maintained at a satisfactory level in accordance with the EU Water Framework Directive and EU Directive Number 78/659 that lists the river as a salmonoid river.
4. 'Encourage the introduction of lifetime water consumption minimisation methods in buildings by the fitting of low-water use equipment and grey water recycling and also promote the installment of rainwater harvesting mechanisms in both new and existing residential areas, to accommodate individual residential units and group schemes.'

Wastewater Treatment & Water Supply Objectives

It is an **objective** of the Council to;

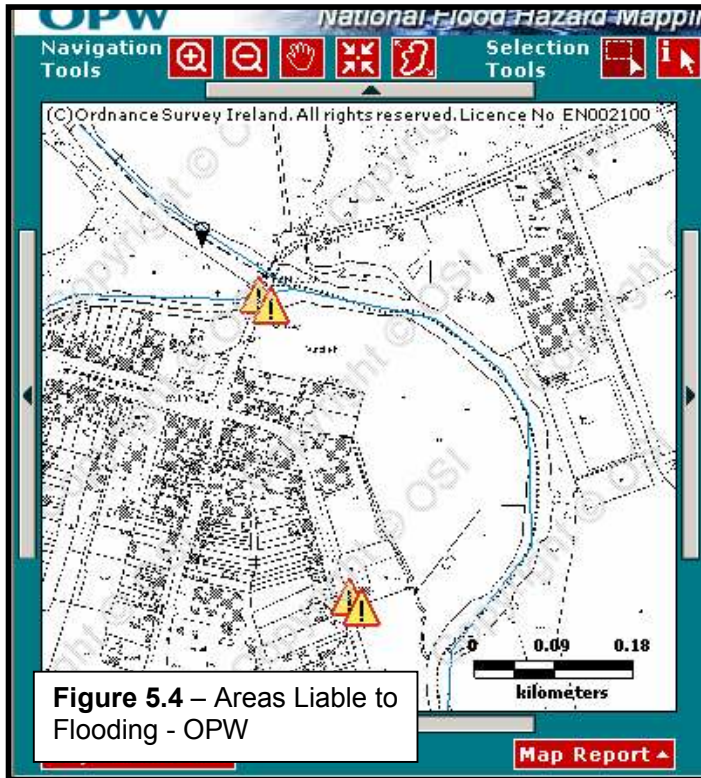
WW1 – Upgrade the existing wastewater treatment facilities by an additional 4,500 PE by late 2010.

WW2 – Assist in the development of a wastewater leak detection programme shall be developed in conjunction with the upgrade of the existing Wastewater Treatment Plant. The use of a strategic metering system to aid in leak detection shall be considered.

5.13 Flooding / Climatic Factors

Flooding occurs periodically (roughly 3 – 4 year intervals) at Slaney Bridge and Island Road (Bunclody) and to the south of the town at Clohamon Bridge, this has previously resulted in closure of the N80.

Where flooding has occurred a number of residential properties and commercial



properties were severely damaged. Areas affected include Chapel Road, Ryland road, Slaney Bridge, the Bridge Meadow and lands adjoining the river.

There are two main areas in Bunclody which are identified by the Office of Public works as comprising ‘ areas liable to flooding’. These are illustrated on figure 5.4.

Regard will be had to the government guidelines ‘The Planning System and Flood Risk Management’ September 2008 and any subsequently adopted flooding guidelines. In general development will not be encouraged in areas historically prone to flooding.

Flooding/Climatic Factors Policies

It is a **policy** of the Council to;

1. Ensure that development should not itself be subject to an inappropriate risk of flooding nor should it cause or exacerbate such a risk at other locations. Developers and the planning authority will have to have regard to the new government guidelines for planning authorities 'The Planning System and Flood Risk Management', September 2008 of any subsequent guidelines in regard to any new development.

5.14 Masterplan

The Plan area has been divided into 4 smaller area zones. The purpose of this approach is to provide more detailed information on the proposed land uses, main issues and physical setting of each area. It will inform the local community, landowners, and prospective developers on how the Planning Authority envisages each area developing. This information is provided as an appendix to the plan.

5.15 Development Management Standards & Guidelines

The current Wexford County Development Plan 2007-2013 establish development management standards and recommendations for development within the Council's administrative area. The development management standards in the Wexford County Development Plan will be applicable throughout the plan area.

These standards are intended to give an indication of the criteria the Council will take into account when assessing applications for new developments. These standards and guidelines are complimentary to the overall development strategy and the individual objectives of the relevant development plans.

Section 6 Conservation Proposals

6.1 Introduction

Historical character and built heritage are an expression of our culture and our identity and contribute significantly to the quality of our lives. It is important to ensure that Bunclody retains its built heritage and that the architectural and historical character of the town and the quality of its townscape is preserved.

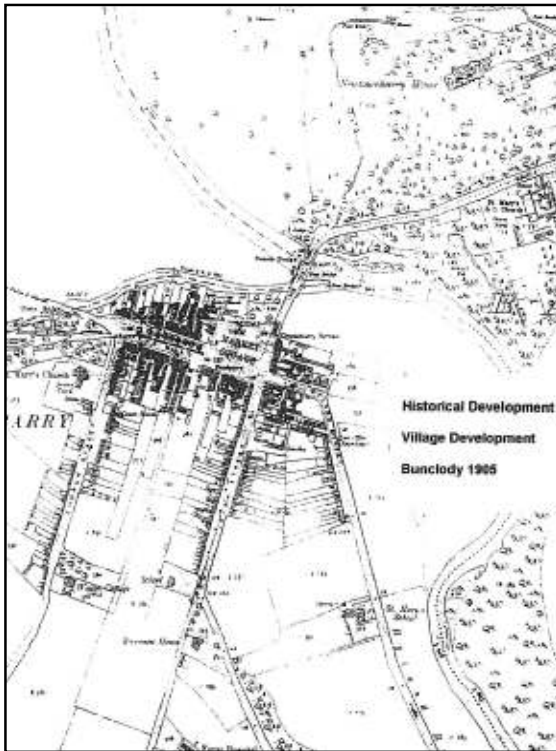
6.2 Historical Development

The urban fabric of Bunclody developed to a large extent in the 18th and 19th centuries. The Ordnance Survey Map of 1843, the first of the series depicts



the Mall and Market Square as the focus of the village with significant plot sizes, with evidence of limited smaller scale development along Church Street and Irish Street. The row of lime and sycamore trees, planted along the edge of a stream on the Mall, is an important and inviting feature of the thoroughfare. Public buildings as depicted on the 1843 map comprise of the Church of Ireland Church, the school house and courthouse in Church Street, the Wesleyan Chapel in Market Square, the

police station and school along Ryland Road, finally south of the town a fever hospital.



The 1905 Map shows the inclusion of the Mill Buildings at the western extremity of the Mall, located at the River Clody Bridge and built in 1868. A new barracks at Market Square is also shown on this map.

The 1923 Map illustrates that the town has retained its compact settlement form, whilst subsequent development has been confined to south of the settlement core. The town has retained its compact settlement form to the present day, save for linear development on the northern and southern approaches of the N80. However, the architectural and townscape qualities of the historic settlement remain intact.



The quality of the town's built heritage is undoubtedly due to the estate influence and the important market function of the town.

Review of the Ordnance Survey Map Series to the present day indicated that the historic morphology of the town in terms of street patterns, building alignments and plot sizes has remained largely intact, save for the insertion of the Catholic Church within a continuous building line. It is this historic fabric, a set piece of

18th century urban design, that forms the underlying rationale for the designation of a proposed Architectural Conservation Area.

6.3 Architectural Heritage

The record of protected structures (RPS) included in Wexford County Council's Development Plan 2007-2013 are legislated for under Section 51 of the Planning and Development Act 2000 and include structures which form part of the architectural heritage and which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.

In the current Wexford County Development Plan 2007 - 2013 there are 5 existing protected structures in the Bunclody area. These are;

1. St. Mary's Church, the Church of Ireland Church (RPS No. WCC0848);
2. The Bridge over the Slaney (RPS No. WCC0851);
3. J. Furlong (RPS No. WCC0850);
4. Newtownbarry House (RPS No. WCC0702) and
5. Slaney Lodge (RPS No. WCC0717).

All of the above are demonstrated on **Map 2** in the appendix of this plan.



Protected Structures Policies
<p>It is the policy of the Council to:</p> <p>Preserve the integrity and features of Protected Structures as set out in the Wexford County Development Plan 2007-2013 by:</p> <ol style="list-style-type: none">1. Resisting development which would adversely affect the setting of a Protected Structure.2. Promote the maintenance and appropriate reuse of Protected Structures

and older buildings of architectural heritage merit that make a positive contribution to the character, appearance and quality of local streetscapes and the sustainable development of the County and Town.

The Council will also have regard to the Architectural Heritage Protection Guidelines for Planning Authorities 2004 when assessing proposed works to Protected Structures set out in the Wexford County Development Plan 2007-2013.



Note: "Works to structures included in the Record of Protected Structures as set out in the Wexford County Development Plan 2007-2013 will require planning permission where such works materially affect the character of the structure.

Therefore any alterations or extension to a protected structure, or a specified part of a structure within the attendant grounds of the structure, are likely to require planning permission. It is recommended that a Section 57 Declaration is sought from the planning authority in respect of such works in advance of an application being made for planning permission.

Similarly, any proposal to demolish a protected structure or a part of a protected structure will require planning permission." Only in exceptional circumstances will permission be granted for the demolition of a protected structure.

6.4 Proposed Architectural Conservation Area (pACA) & the Planning and Development Acts 2000-2007

An Architectural Conservation Area is proposed for Bunclody. This conservation plan seeks to preserve the special character and identity of the settlement. The town has experienced a greater pressure for change in recent years and without a strong conservation policy the special character of the area may be eroded and lost.

The Planning and Development Act, 2000 provides the legislative basis for the preservation of such areas, known as Architectural Conservation Areas, or ACAs.

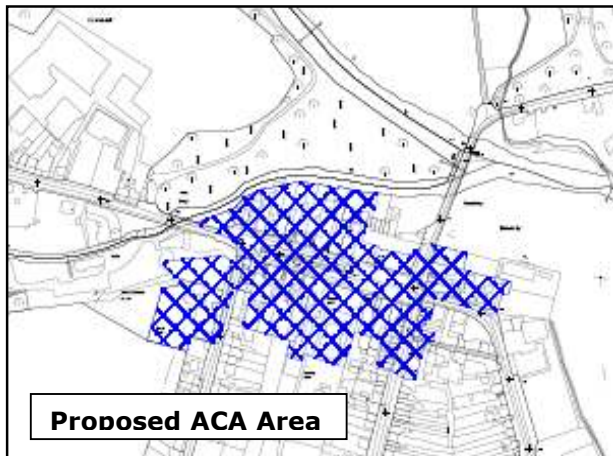
Under Part IV of this Act, an ACA is defined as ‘a place, area, group of structures or townscape, taking account of building lines and heights, that :

- is of special architectural, historical, archaeological, artistic, cultural, social or technical interest or value, or
- contributes to the appreciation of protected structures.

A wide variety of areas can be considered for designation as an ACA. For example, an ACA could be centered on an individual building, or a terrace of houses; they may be rural or urban.

Overall it seeks to provide an integrated approach to the protection, conservation and positive management of the historic environment within the context of the Local Area Plan.

The fabric of the traditional market town includes the materials used in the individual buildings, the manner in which they are used, the incidental spaces



formed by the buildings, street layouts and the materials with which these spaces are laid out. External finishes of painted render are characteristic to the area, whilst architectural details such as doors, windows, cornices, gutters, sign writing, consoles and brackets of shop

fronts and various constructional details are important factors that contribute to the historical fabric of the area.

The fabric therefore, is made up of elements which themselves are quite small, but taken together are quite important in determining the character of the area. The accumulative affect of small changes to these elements whether by removal, crude repair, tactless addition or alteration, can have a long term detrimental impact on the special character and appearance of the area.

Map 4 in the appendix of this Plan demonstrates the area of the pACA.

Aim

To protect the special character of the proposed designated Architectural Conservation Area in Bunclody and to ensure future development will enhance this character and contribute to the creation of a distinctive sense of place.

Landmark features such as St. Mary's Church and the stone arched bridge over the River Slaney further contribute to the special qualities of the area, whilst features such as the sandstone wall, gates piers and lodges, iron railings and the line of sycamore and lime trees along the mall, establish a unique sense of place.



The character of the town is formed by the presence of the central mall and the contributing row of trees, the River Slaney, the Bridge, the Market Square, Church Street & Irish Street buildings etc. The layout and setting of these features and the interactive public spaces between them form the important fabric of Bunclody. In order to retain this character it is therefore essential to ensure future development does not detract from such features.

The proposed ACA will function to limit the extent of exempted development which can be carried out on lands and structures and will retain old/original architectural features such as natural slate roof covering, up and down sliding sash timber windows, feature windows, rain ware, external render, stone walls etc which form part of the character of the village. The quality of the townscape can be harmed if individual buildings fall into disrepair or where successive alterations which may result in a loss of architectural character. An example of architectural detail being lost is the removal of original sash windows and replacement with uPVC.



Specific Heritage Objectives

It is an **objective** of the Council to;

HT1 - Seek the improvement of public areas throughout the town, particularly in the vicinity of the Mall and the River Slaney in order to improve the setting of historic and cultural landmarks;

HT2 - Facilitate the appropriate reuse of derelict or underutilised historic and other buildings throughout the town in order to improve the visual appearance and general provision of community, service and other land uses of the town;

6.5 Archaeological Heritage

The National Monuments Acts 1930-2004 provide for the protection of the Archaeological heritage in Bunclody. Archaeological heritage is a unique and special resource and needs to be conserved sensibly. Monuments⁷ protected under the Act include prehistoric monuments and any monuments and place associated with commercial, cultural, economic, industrial, military, religious or social history.

There are 3 main sites and monuments located in the general Bunclody/Carrigduff area, none of these however are located within the Bunclody Local Area Plan boundary.

⁷ Monuments are any artificial or partly artificial building, structure, or erection.



Above: National Monuments in the Bunclody/Carrigduff Area - <http://www.archaeology.ie/smrmappviewer/mapviewer.aspx>

SMR (Sites & Monument Record) No.	Classification	Townland	Town Boundary
CW021-001	Enclosure	Carrickduff	Outside
CW021-002	Fortified House	Carrickduff	Outside
CW021-004	Enclosure	Carrickduff	Outside

The Council will ensure that features or items of archaeological interest and recognised areas of archaeological potential are suitably safeguarded from inappropriate development that would adversely affect and/or detract from the interpretation and setting of these sites.

Archaeological Heritage Policies

It is a **policy** of the Council to;

1. Have regard to the Record of Monuments and Places (RMP) & Sites & Monuments Record (SMR), when dealing with planning applications for development or threats to recorded items.
2. Ensure development shall be controlled in the vicinity of a recorded feature where it detracts from the setting of the feature or where it is a feature seriously injurious to its cultural or educational value. In all such cases the Council shall consult with the National Monuments Section of the Department of Environment, Heritage and Local Government (DoEHLG).
3. Promote public awareness of the rich archaeological heritage in the area.

6.6 Natural Heritage

Bunclody town is rich in natural, archaeological and built heritage. This heritage should be protected, as it is a valuable, non-renewable resource, which contributes greatly to quality of life.

Bunclody is unique in the sense that two nature sites with statutory protection are located within its boundary, a Candidate Special Area of Conservation and a proposed Natural Heritage Area. The protection of these sites is a prime concern of this plan and their protection



and mitigation measures are discussed in greater detail in the Strategic Environmental Assessment Environmental Report which accompanies this plan.

Natural Heritage Objectives

It is an **objective** of the Council to;

NH1 – Protect the character, appearance and quality of the habitats and semi-natural features in the Bunclody Local Area Plan such as woodlands, hedgerows, wetlands and artificial waterways of historic or ecological importance.

NH2 – Protect the sites identified as the candidate Special Area of Conservation and the proposed Natural Heritage Area as identified on **Map 3**.

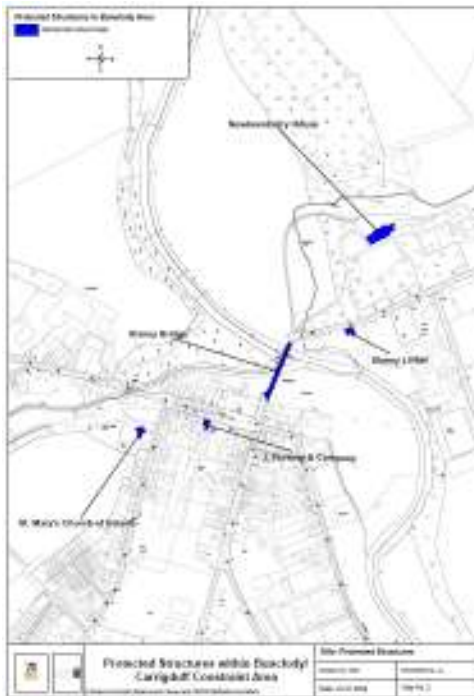
NH3 – Protect riparian zones in undeveloped sections of the river by maintaining an adequate buffer zone (minimum 5-10m back from the riverbank) along all watercourses, with no infilling or removal of vegetation within these buffer zones.

NH4 – Encourage potential developers to consult with relevant agencies as early as possible to ensure that heritage concerns are considered early in the planning process and so that the final planning application can be appropriately informed.

NH5 – Ensure If deemed necessary by the Planning Authority where the site of a development borders a designated nature site, a buffer zone of an agreed width shall be provided between the new development and the designated nature site to ensure that the habitats and species are not placed under risk of deterioration (habitats) or reduction in population size (species).

NH6 – Ensure with regard to the proposed recreation/amenity and open space zoning along the river cSAC, any proposals for amenity usage/improvements shall be so designed to eliminate any potential impact on the cSAC. Any development in these areas shall be subject to ‘Appropriate Assessment’ under the EU Habitats Directive 92/43/EEC”.

APPENDICES



Map 1 - Bunclody Local Area Plan 2009-2015 Zoning Map

Map 2 - Protected Structure within Bunclody Area

Map 3 - Designated Sites in the Bunclody Area

Map 4 - Proposed Architectural Conservation Area

Map 5 – Masterplan Areas

Map 6 – Area 1 – Town Centre

Map 7 – Area 2 - Carhill/ Ballinapark/ Clohamon

Map 8 – Area 3 - Area encompassing Church Road, Hospital Hill & the Kiltealy Road (R746)

Map 9 – Area 4 - Ryland Road, N80 Southern Approach Road

Map 10 – Masterplan Areas Aerial Photograph

Map 11 – Services Network

Masterplan Areas

Bunclody has been divided into 4 master plan areas. The main aim of these areas is to give a more detailed account of the land uses, topography and main issues in each area. Also a certain number of sites have been identified in the areas which would benefit from large scale development; Guidance is given on these sites to assist any prospective developer in their application. Detailed maps have also been formulated for each area.

Area 1 – Town Centre

The main goal within Area 1 the Town Centre will be to facilitate the growth of services and land uses within this area in a coordinated orderly basis and to ensure that future development is sustainable and properly integrated with the existing uses in the town centre.



Overview of Area

Bunclody town centre has a well defined structure which is focussed on the central route of Main Street, off which branch at perpendicular angles two

radial routes, Church Street & Irish Street, with Slaney Bridge and Ryland Street also adjoining the main thoroughfare.

The topography of the town not only determines the street layout but also suggests focal points for the eye. From a distance the RC Church and the Church of Ireland are the main focal points dominating the town skyline when approaching from the northern side.

There are two main nodes in the town centre, the first the Market Square and second the junction with Church Street and Main Street.

Planning Context

The zoning objectives for the area are:

- 1. Town Centre Uses**
- 2. Community & Education Uses**
- 3. Designated Nature Site**

Development Sites

There are a number of key development sites within the town centre within which the Planning Authority will seek to achieve a high standard of urban design, while also recognising the need to protect the town's historic core.

Site 1. Site adjoining Meadowlands Nightclub – North of Fire Station



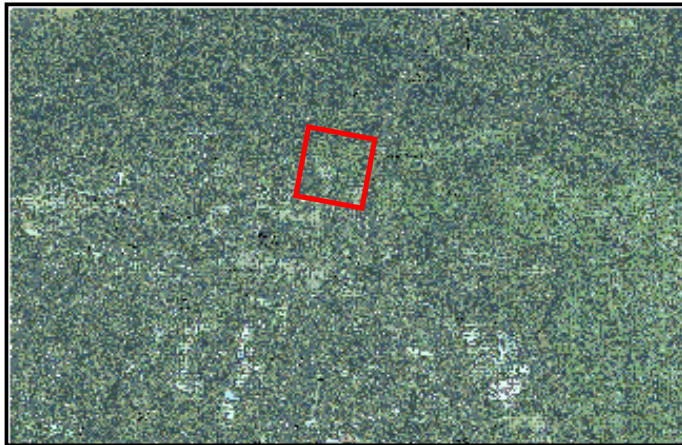
The temporary use of the site as a car parking facility may be considered, there is currently a lack of car parking in the town centre and the location of this site is ideal. A number of town centre uses would be

acceptable but new development needs to 'face' the River Slaney in addition

to fronting onto the N80. A design of significant architectural quality would be required at this entrance to the town.

Site 2. Site adjoining northern end of Market Square

The site is located on the eastern end of Main Street at Market Square. The main street runs along the southern end of the site; the R746 adjoins the site



on the eastern side.

This site has the potential to be developed with a variety of uses. The site is zoned town centre and therefore may provide a mix of retail, commercial, office and civic uses as well as

having the opportunity for a residential component. Due to its location this site has the ability to accommodate some type of land mark building which will provide infill of the area and enclosure to the Market Square. Its proximity to the River Clody should be a careful consideration in design aspects, in particular, flood risks. It is recommended any development in this area must be a minimum of 3 storeys.

Site 3. Site located to rear of Main Street

This backland site has great development potential. The site is in close proximity to the town centre and also two of the schools in the town. The site would provide a good location for a retirement village, but is suitable for a variety of town centre uses.

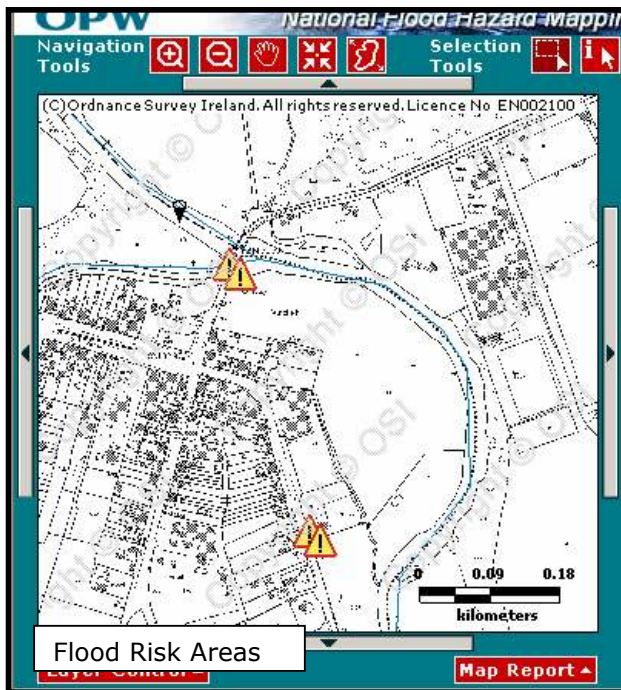
The towns retail core could be extended southward into this area. The area could enhance the character of the historic town through careful design and positioning of new developments. There are also opportunities in the area for a new open space. It is envisaged that a certain area in the centre of the site be pedestrianised to provide ease of access around the site and a link to Main Street. A new road link connecting Irish Street and Church Street is proposed



for the southern end of the site and its delivery would be developer led. Any development of this site must respect the boundaries of adjoining properties and not result in significant overlooking of existing dwellings.

Town Centre Area Services

Most parts of the area are serviced by public water, public foul sewers and public storm sewers; Upgrading of the existing sewage treatment plant on Ryland road will provide additional capacity to the town centre. There are proposals to re-lay the foul sewerage and the water supply pipes when the sewage treatment plant has been upgraded.



Flooding

All development in the town centre should have regard to the policies and objectives set out in Section 5.13 of this plan and the government guidelines 'The Planning System and Flood Risk Management' which was published September 2008 and also any subsequently adopted guidelines. The map to the left sourced from the Office of Public Works

website, sites the main flooding hazard areas in the town centre.

Area 2 – Carhill/ Ballinapark/ Clohamon

This area has remained relatively undeveloped over the last plan period due to the lack of sewage network facilities and also due to the sensitive nature of the landscape. The Carhill area remains predominantly rural with the grounds of Newtownbarry House covering a large majority of the area. The FCJ Secondary School is located to the middle of this zone along the R746.

Overview of the Area

The River Slaney meanders through the western portion of this site and the topography of the land rises to the eastern portion of the area. The majority of this land is used for agricultural purposes or is part of the old demesne of Newtownbarry House.



Access and Linkages to/from the Area

The area is linked to the town centre via the R746. There is an existing footpath linking the Market Square area to the FCJ Secondary School located in Zone 2. Good permeability and ease of access between new and existing developments as well as community facilities will be encouraged.

Planning Context

The zoning objectives for the area are:

- 1. Agriculture & Visual Amenity**
- 2. Existing Residential**
- 3. New Residential**
- 4. Community & Education Uses**
- 5. Designated Nature Sites – pNHA & cSAC**
- 6. Tourism & Cultural Development**



Development Sites

Site 4 (A) & (B) – Super Low Density Residential

This area would only be considered suitable for the development of single houses on 1 acre sites due to its sensitive nature. Agricultural uses and expansion of agricultural activity would also be encouraged. Infill low density residential would be suitable in this location at a density of 1 – 4 dwellings per acre. All applications must be accompanied with landscaping proposals for tree planting in this site. As a rule 50% of each site should be planted.

Site 5 - Newtownbarry House and Estate

The setting and quality of Newtownbarry House is a major element in the character & historical development of Bunclody Town. Its retention is paramount and to ensure its continued use a variety of uses may be permitted for the estate buildings. The comprehensive improvement works carried out to the estate in recent times is welcomed and any development which assists in the existing conservation and the cultural & tourism projects currently undertaken on the estate, will be supported by the Planning Authority.

Services

A foul sewer will be provided from Ryland Road across to the rear of the FCJ Secondary School. This additional pipe will allow for development on lands in Zone 2.

Designated Nature Sites

A large proportion of Zone 2 is covered by designated nature sites namely a candidate Special Area of Conservation (Slaney River Valley (000781)) and a proposed Natural Heritage Area. These sites are protected under National and EU legislation and therefore any development proposals within these areas (defined on **Map 1**) will have to be carefully considered.

Area 3 – Area encompassing Church Road, Hospital Hill & the Killealy Road (R746)

The main goal of this Zone will be to facilitate the improvement of the older more established residential areas with improved community and retail facilities, on a coordinated and orderly basis and to ensure that development is sustainable and is properly integrated into the area. As a large proportion of the new residential development for the town is proposed in this zone the importance of a sequential approach to planning cannot be over emphasised.

Appropriate residential lands closest to the town centre should therefore be firstly developed including infill opportunities and brown field sites and only if these sites are totally unsuitable should the green field sites on the southern end of the zone be considered.

Overview of Area

The area is situated on the southern side of the town with the topography of the area sloping upwards towards Mount Leinster. The majority of the land to the southern fringe is vacant and currently being used for agricultural purposes.

Access and Linkages to/from the Area

The area is linked to the town centre by a series of radial routes namely the R746 which joins Irish Street, the Hospital Road and Church Street.

The hospital road narrows significantly as the elevation of the land rises. This road will have to be widened on the southern end if further development is to take place in this area.

Planning Context

The zoning objectives for the area are;

- 1. Existing Residential**
- 2. New Residential**
- 3. Community & Education Uses**
- 4. Recreational, Amenity & Open Space**
- 5. Designated Nature Sites**
- 6. Town Centre**

Services

A sewer line runs to the top of the existing residential area on Hospital Hill. It will be necessary to extend this sewer line to facilitate future developments. The pipe network for the distribution of public water also needs development for a large part of the zoned land within the Area.

Development Sites

Site 6. Site adjoining sports grounds off Mill Road

The north western part of this site is zoned for recreation, amenity and open space with the southern part zoned low-medium residential.

Any development on this site should demonstrate that sufficient overlooking of the open space to the north will occur.

Area 4 – Ryland Road, N80 Southern Approach Road

This area is predominantly a Commercial and Industrial Zone with some existing residential properties and also a proportion of land is zoned for Community & Education purposes. The main goal for Masterplan Zone 4 will be to accommodate future industrial and commercial type developments in a coordinated and planned manner. It is envisaged the Community & Educational zoning to the southern portion of the zone would be reserved for any expansion to educational services in the town and also future community services, new road linkages in this area could provide access to any existing and new residential areas.

Overview of Area

This zone is situated alongside the N80 the main southern approach road to the town, the southern end of the zone is currently undeveloped. On approaching the town centre the lands are developed for industrial and commercial uses. A visual improvement to the approach to the town along this road is required.

Access and Linkages to/from the Area

The area is currently only accessible off the N80. The proposed new link road if constructed would link the N80 to the other main radial routes in the town and also provide access to the newly zoned industrial land.

Planning Context

The zoning objectives for the area are;

- 1. Existing Residential**
- 2. Commercial**
- 3. Enterprise & Industry**
- 4. Mixed Use & Residential**
- 5. Exclusion Zone**
- 6. Community & Education Uses**
- 7. Recreation, Open space & Amenity**
- 8. Designated Nature Sites – pNHA & cSAC**

This area is an established location for Commercial and Industrial Activity, expansion of the area is expected and therefore provided for on additional zoned lands to the south. This area may also cater for any large convenience/comparison/discount retail stores which may move to the town in the future where sites within a closer proximity to the town centre are not available.

Services

The public water main ends close to the end of the existing industrial area on Ryland road. The proposed community zoning and additional enterprise and industry zonings would therefore require extension of this main to service the lands.

Development Sites

Site 7. Sloping Site adjoining R746

The western portion of the site is currently covered in woodland with the eastern portion bordering an industrial area. This site is considered capable of accommodating Mixed Use & Residential development. In any development of this site the dwellings must be well set back from the ridge and retain mature tree planting on site.

Site 8. Additional Industrial Zoning

This additional zoning has been provided to the southwest of the existing industrial area. The land in this area slopes upward to the west. The proposed inner relief road will dissect the site travelling in an east/west direction and this road will provide access to these lands from the N80. Generally building heights in this area should be restricted to the heights of the existing structures to the north. A section of mixed use & residential zoning has been located to the western side of this industrial area along the R746 for visual reasons as well as improving the services for the large residential area which surrounds it.

Site 9. New Low- Medium Density Residential Lands

These lands have been zoned to accommodate future demand for housing in this area. Community & Education zoning adjoins this area on the eastern side. This area is available for any future community or educational requirements and thus the supply of residential land in close proximity to these future developments is only logical. The aspirational orbital route borders the site to the south and if developed will provide fast access to this site from the N80 as well as providing direct access from this residential area to the N80 in County Carlow.

Due to the exposed nature of the lands to the western section of this site any new residential development should be of low density only and should incorporate adequate landscaping.