

# Appendix 4

## Variation Number 4

- 1. List of Text Amendments (not Incl Chapter 5)**
- 2. Chapter 5 Reprinted (including Variations)**
- 3. County Wexford - Towns and Villages (map from pg. 30 as Varied)**
- 4. List of Villages**

Adopted 09/02/04

## 1. List of Text Amendments

	<b>Replace/Omit</b>	<b>With/Insert</b>
<b>Chapter 1</b>		
Pg.5, Line 6, Bullet point 1	<b>Omit</b> <i>‘A sustainable spatial development strategy to guide the location of development.’</i>	
<b>Chapter 3</b>		
Pg.29, Section 3.3.6, Bullet point 2	<b>Replace</b> <i>‘giving priority to the development of permanent housing to meet local need over seasonally occupied housing, holiday or second homes’.</i>	<b>With</b> <i>‘giving priority to the development of permanent housing over seasonally occupied housing, holiday or second homes.’</i>
Bullet point 10	<b>Omit</b> <i>‘considering a reduction in development levies in respect of development involving the restoration and reuse of buildings and land.’</i>	
Pg. 32, Section 3.3.9	<b>Omit from table</b> <i>Ballymoney, Blackwater, Bunclody, Coolgreany, Courtown, Kilmore Quay, Kilmuckridge, Morriscastle, Rosslare, Rosslare Harbour and Kilrane</i>	<b>Insert</b> Camolin
<b>Chapter 4</b>		
Pg. 38, Section 4.3, Bullet point 12	<b>Omit</b> <i>‘ consider reducing standard development levies where appropriate to encourage housing in towns and village ’s.</i>	
Pg. 40, Section 4.12		<b>Insert</b> two additional bullet points, as follows <ul style="list-style-type: none"> <li>• adopt a flexible approach in the matter of residential density and avoid the rigid specification of minimum and maximum density standards. The approach will focus on quality and innovation to achieve attractive living environments.</li> <li>• recognise the need for lower densities in appropriate areas.</li> </ul>

<p>Pg. 43, Section 4.22</p>	<p><b>Replace</b> <i>‘Piecemeal and uncoordinated development of backlands, including the construction of extra dwellings in former back gardens can result in inappropriate and disorderly development and can have an adverse effect on the residential amenity of adjoining properties. This can also result in the overloading of infrastructure and in missed opportunities for integrated renewal. Accordingly consideration will only be given to backland development where both garden sizes and the space between dwellings meet critical standards with regard to residential amenity, public health, traffic safety and general infrastructure’.</i></p>	<p><b>With</b> <i>‘Piecemeal and uncoordinated development of backlands, including the construction of extra dwellings in former back gardens may result in inappropriate and disorderly development and can have an adverse effect on the residential amenity of adjoining properties. This may also result in the overloading of infrastructure and in missed opportunities for integrated renewal. In the event that a large plot of land, located in a backlands location, is the subject of a development proposal, an indicative layout of the overall development intentions for the land will be required.</i></p> <p>Backland development will be allowed subject to normal planning requirements i.e. where both garden sizes and the space between dwellings meet critical standards with regard to residential amenity, public health, traffic safety and general infrastructure’.</p>
<p>Pg. 43, Section 4.23</p>	<p><b>Replace title</b> <i>‘Cluster Development’</i></p> <p><b>Replace</b> <i>‘ Cluster type development will generally consist of a group of between four and fifteen houses on a definable plot with communal infrastructure and services. Consideration will be given to servicing by means of communal wastewater treatment systems in appropriate circumstances. Cluster type development will be considered in urban, small town, village and some rural locations’.</i></p>	<p><b>With</b> <i>‘Cluster Development and Other Small Scale Housing Developments’</i></p> <p><b>With</b> <i>‘Cluster type development in rural areas will generally consist of a group of between two and five houses on a definable plot with suitable and adequate infrastructure and services. The cluster layout should reflect what is appropriate to the site. Consideration will be given to servicing by means of communal wastewater treatment systems in appropriate circumstances.</i></p> <p>Small scale housing development, of an appropriate scale and on a definable plot with communal infrastructure and services, will be considered in urban, small town and village locations (as outlined rear of this appendix, entitled ‘List of Villages’).</p>

		Consideration will be given to servicing by means of communal wastewater treatment systems in appropriate circumstances?.
<b>Chapter 5</b>	<i>Due to the number of changes made to this chapter in has been reprinted in full to include the new at Section 2 amendments below.</i>	
<b>Chapter 6</b>		
Pg. 73, Section 6.3.12	<i>Replace</i> entire section	<p><i>With</i> ‘Second home and holiday home type development can raise concerns regarding long-term sustainability, effects on the affordability of housing in rural areas for permanent rural dwellers and the incremental effect on the character of some smaller towns and villages where large scale holiday home type development has taken place.</p> <p>Individual holiday homes or cluster of holiday homes will not be permitted in the open countryside unless they are attached to rural leisure resource based at that location.</p> <p>individual units should be designed and sited so as not the have an adverse impact on the character or setting of settlements or the amenity of existing residents. Overall there should be an emphasis on innovation in design and layout providing for an integrated development linking units to open space and facilities. Suburban style housing estate layouts will not be acceptable. Existing site features including trees and hedgerows should be retained to form part of a comprehensive landscaping scheme;</p> <p>applications for holiday home developments should be accompanied by details of an agreement to the effect that the overall development will be retained in single company ownership, or as a time share or similar arrangement;</p>

		a management company should be established to manage the overall development and the repair and maintenance of any private wastewater treatment system.’										
<b>Chapter 7</b>												
Pg. 94, Section 7.6.16, Bullet point 3	<b>Replace</b> ‘access details including design and location’	<b>With</b> ‘access details including design, location and proposals to maintain existing road drainage.’										
Pg. 95, Section 7.6.17	<b>Replace existing table</b>	<b>With</b>										
		<table border="1"> <thead> <tr> <th>Road Category</th> <th>Sight Distance</th> </tr> </thead> <tbody> <tr> <td>National Roads</td> <td>230m</td> </tr> <tr> <td>Regional Roads Class 1*</td> <td>220m</td> </tr> <tr> <td>Regional Roads Class 2*</td> <td>135m</td> </tr> <tr> <td>County Roads</td> <td>65m</td> </tr> </tbody> </table>	Road Category	Sight Distance	National Roads	230m	Regional Roads Class 1*	220m	Regional Roads Class 2*	135m	County Roads	65m
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Pg.95, Section 7.6.17	<b>Replace</b> ‘New Development will normally be required to comply with these standards. Each proposed development will be carefully assessed and sight distance requirements may vary depending on the location and the nature and scale of development’.	<b>With</b> ‘New Development will normally be required to comply with these standards. Each proposed development will be carefully assessed and sight distance requirements may vary depending on the location and the nature and scale of development.’The assessment of sight distance requirements will have due regard to National Roads Standards, referred to as NRA DMBRA and the DMRB Road Geometry Handbook.’										
Pg. 95, Section 7.6.19		<b>Insert</b> new bullet point 1, as follows: <ul style="list-style-type: none"> <li>The layout and design of roads in housing developments shall have regard to the "Traffic Management Guidelines" issued jointly by the Department of Environment, Heritage and Local Government, the Department of Transport and the Dublin Transportation Office.</li> </ul>										

Pg. 104, Section 7.15, line 4	<b>Replace</b> <i>‘Some developments may be exempt from payment of contributions including community and social facilities developments. The County Council reserves the right to alter the amount of contributions, may set a time limit within which contributions must be paid and may allow payment on an instalment basis where appropriate.’</i>	<b>With</b> ‘The County Council may set a time limit within which contributions must be paid and may allow payment on an instalment basis where appropriate.’
<b>Chapter 8</b>		
Pg. 109 & throughout	<b>Replace title and all references to</b> <i>‘Map no. 3 - County Wexford, Areas of Archaeological Potential’</i>	<b>With title</b> ‘Map No. 2 - County Wexford, Areas of Archaeological Potential’
Pg. 114, Section 8.5 and throughout	<b>Replace title and all references to</b> <i>‘Map No. 4 – Landscape Policy Areas’</i>	<b>With</b> ‘Map No. 3. – Landscape Policy Areas’
Pg. 115, Section 8.5.4, Bullet point 5	<b>Replace</b> <i>‘rural housing will be permitted in accordance with the Rural Housing Policy: Area 2.’</i>	<b>With</b> ‘appropriate levels of rural housing will be permitted at suitable locations in accordance with the terms of this development plan.’
Pg. 120, Section 8.5.8, Bullet Point 3	<b>Replace</b> <i>‘rural housing will be permitted in accordance with the Rural Housing Policy: Area 2.’</i>	<b>With</b> ‘appropriate levels of rural housing will be permitted at suitable locations in accordance with the terms of this development plan.’
Pg. 120, Section 8.5.10, line 7	<b>Replace</b> <i>‘Rural Housing will be permitted in accordance with the Rural Housing Policy.’</i>	<b>With</b> ‘Rural housing will be permitted at appropriate locations.’
Pg. 121, Section 8.5.15, line 7	<b>Replace</b> <i>‘Map 4 – Landscape Policy Areas’</i>	<b>With</b> ‘Map 3 – Landscape Policy Areas’
Pg. 123, Section 8.6 and throughout	<b>Replace title and all references to</b> <i>Coastal Development Policy Map No. 5</i>	<b>With</b> Coastal Development Policy Map No. 4.
Pg. 123, Section 8.6.3, Bullet point 3	<b>Replace</b> <i>‘ensure that smaller settlements do not become dominated by holiday home developments and that provision is made for permanent housing in these areas to meet local need.’</i>	<b>With</b> ‘ensure that smaller settlements do not become dominated by holiday home developments and that provision is made for permanent housing.’

Pg. 124, Section 8.6.5, line 9	<p><b>Omit</b> <i>‘Necessary development to meet local housing need will be permitted in the context of the Rural Housing Policy.’</i></p> <p><b>Replace</b> <i>‘Small scale sustainable employment, enterprise and tourism developments may also be considered particularly if they involve the regeneration and reuse of redundant rural buildings.’</i></p>	<p><b>With</b> <i>‘Small scale sustainable employment, enterprise and tourism developments (excluding the development of individual new build holiday homes), may also be considered particularly if they involve the regeneration and reuse of redundant rural buildings in accordance with the terms of the development plan.’</i></p>
Pg. 132, Section 8.6.6	<p><b>Omit</b> <i>bullet point 5 referring to sterilisation.</i></p> <p><b>Omit</b> <i>‘Replace necessary development to meet local housing need will be permitted in the context of the Rural Housing Policy.’</i></p>	

## **Chapter 5**

# **Rural Development**



# Rural Development

5.1 County Wexford is a predominantly rural county. The County's rural areas have been undergoing significant development changes resulting from:

- *changing agricultural practices and structures*
- *urban dispersal pressures particularly for one-off housing*
- *tourism and recreation*
- *demand for new infrastructure developments including wind farms and telecommunications masts*
- *coastal erosion*

5.2 Increasing development pressures threaten the integrity of the natural resource base including agriculture, water and scenic landscapes which are essential for the continuance and prosperity of the rural community. The long term cumulative impacts of unplanned, sporadic urban generated development including threats to the quality of ground water, uneconomic extension of infrastructure and services, visual impacts of more structures on the landscape and loss of habitat are of particular concern.

5.3 The County Council recognises the need to manage rural change and control development so as to:

- *sustain the rural character of the countryside as a valuable resource and to ensure the continuing viability of agriculture as essential to the management of that resource*
- *maintain a vibrant self-sustaining and working rural community*
- ***achieve a more sustainable pattern of rural development including maintaining the overall strength of the rural community***

## National Policy on Rural Development

Key objectives of national policy as outlined in the National Development Plan 2000 – 2006 include:

- *the maintenance of the rural population both in aggregate numbers and in a balanced spatial distribution*
- *ensuring the economic and social well being of rural communities and tackling rural poverty*
- *providing the conditions for a meaningful and fulfilling life for people living in rural areas*
- *the achievement of vibrant sustainable rural communities where individuals and families have a choice as to whether to stay in, leave or move to rural Ireland.*

- *accommodate the social and economic needs of the majority of rural dwellers who are neither farmers nor dependent on farming or other natural resource based industries for their livelihood thereby promoting a broad concept of rural development*

5.4 In seeking to achieve these policy objectives, the County Council will:

- *continue to provide on a planned, phased basis the necessary environmental and transport infrastructure to support rural living and working*
- *improve the quality of the built environment in rural towns and villages in terms of their attractiveness as places in which to live and work and as locations for industrial, services and tourism investment*
- *constrain housing development in those areas of open countryside which are subject to the most intense urban generated pressures including pressure from adjoining counties*
- *constrain the growth of small towns, villages and settlements which are experiencing pressures for large scale housing and tourism development and where necessary infrastructure provision is deficient*
- *protect and improve high amenity areas and limit development in these areas to those intending to reside there as permanent residents*
- *ensure that new development does not adversely impinge on vulnerable and sensitive landscapes*
- *foster and facilitate rural community projects particularly related to rural diversification*
- *promote rural tourism*
- *promote the restoration and re-use of vernacular buildings for suitable rural enterprise projects*
- *support small scale, environmentally sensitive enterprise projects in no longer needed farm and rural buildings*
- *encourage the utilisation of environmental resources to foster economic development by expanding rural tourism, sustaining the fishing industry, developing renewable energy sources, promoting agri-environment measures and planting new woodlands*
- *encourage the use of I.T./teleworking/e-commerce to combat the disadvantage of remoteness and to advance diversification*

- *continue to monitor urban and rural housing development trends to guard against the emergence of long term unsustainable patterns of development.*

## **Development of Natural Resources**

- 5.5 While the majority of rural dwellers are not dependent for employment on the use of natural resources, the development of agriculture in particular and to a lesser extent forestry and fisheries will continue to play an important role in the rural economy. The County Council supports and will facilitate the sustainable development of all of these sectors for the benefit of the County.

### **Investment in Rural Areas**

The National Development Plan provides over £8.5b. for the support of investment in industry, agriculture, forestry, fisheries and tourism. This includes substantial support to the agriculture sector under the CAP Rural Development

## **Agriculture**

- 5.6 The County Council recognises the importance of agriculture for sustaining, enhancing and maintaining the rural economy and culture. The County Council will support and facilitate agricultural restructuring and diversification within the framework of Agenda 2000 in order to integrate the sector more closely with rural development, in pursuit of environmental and social objectives. This approach accords with national policy as set out in the National Sustainable Development Strategy. The County Council supports the emphasis in the National Development Plan 2000 – 2006 on investment on measures for improving farm structures, including farm waste management, animal welfare, food quality and environmental protection, complementing the substantial investment in REPS. The optimum and environmentally sensitive use of land no longer required for agriculture will be a key issue over the plan period particularly with regard to development in coastal areas. In support of the development of efficient and sustainable agriculture, the County Council will:

- *promote environmentally friendly systems of agricultural production and processing through the continuation of control of farmyard pollution and REPS*
- *support and facilitate farmers who wish to upgrade their facilities to meet market and environmental requirements*

- *encourage and facilitate farm and rural diversification including the development of rural tourism and organic farming*
- *co-operate with and be proactive with regard to proposals from the Rural Development Programme and the Rural Development Fund in generating opportunities for off-farm employment*
- *require high standards in the design and maintenance of agricultural structures*
- *encourage persons choosing to reside in the rural area to accept normal agricultural practices*

5.7 In assessing applications for permission for agricultural development, the County Council will have regard to:

- *‘Guidelines and Recommendations on the Control of Pollution from Farmyard Wastes’, published by the Department of Agriculture and Food and other appropriate guidance which may be published from time to time*
- *‘Farm Buildings and the Environment’ published by An Foras Taluntais’*
- *the Council’s Aquifer Protection Policy and Nutrient Management Plans*
- *the arrangement of structures and buildings in the context of the overall farm complex which should be designed to minimise visual impact on the landscape*
- *screening and landscaping proposals which should consist of indigenous trees and shrubs*
- *finishes and colours of buildings which should reflect adjoining farm buildings and be chosen to minimise visual impact on the landscape*

### **Forestry**

5.8 Forests and woodlands are a natural resource which can provide commercial, recreational, environmental, amenity and aesthetic benefits. There is considerable potential to develop this sector in County Wexford from its current low base. The County Council recognises the importance of forestry, its value added potential, and the opportunities it offers for on-farm diversification. The County will participate in the nationally projected growth of the sector and will be guided in this by an Indicative Forestry Strategy.

5.9 In seeking to develop sustainable forestry the County Council will:

- *prepare an Indicative Forestry Strategy and have regard to this Strategy in exercising its development control functions and in consultation with the Forestry Service*
- *encourage a diversity of species in afforestation proposals and in particular to require a proportion of all new forestry development to consist of native hardwood species in order to extend the range of potential end uses and to reduce the potential for adverse impact on the landscape resulting from monoculture*
- *ensure that all forestry developments are compatible with the environment and that good forest management is implemented*
- *encourage the establishment of primary, secondary and tertiary forest based processing industries*
- *encourage the development of integrated farm forestry*
- *encourage public access to forests for amenity and recreation purposes and the development of amenity forestry projects of local social and economic benefit*
- *require developers to have regard to the ‘Forestry and Archaeology, Fisheries and Landscape Guidelines’ published by the Forest Service*
- *have regard to the ‘Forestry Development – Guidelines for Planning Authorities’ published by the Department of the Environment and Local Government*
- *protect trees and woodlands from ongoing loss caused by inappropriate development*
- *preserve and enhance scenic amenity woodland and forestry areas which contribute to overall landscape character*
- *enter into discussions with Coillte with regard to planting of trees in proximity to water resources which contribute to public water supplies.*

#### **Forestry Development**

The Department of Agriculture, Food and Forestry have published ‘**A Strategic Plan For The Development of The Forestry Sector In Ireland**’ 1996. The Plan’s objectives include:

- *A target of two and a half fold increase in the area forested over a thirty year period*
- *To develop forestry to a scale and in a manner which maximises its contribution to national economic and social well-being on a sustainable basis and which is compatible with the protection of the environment.*

#### **Indicative Forestry Strategy**

An Indicative Forestry Strategy will be adopted by Wexford County Council. The Strategy will identify areas of opportunity for the creation of new forests and areas environmentally sensitive to afforestation. It will provide the context within which consultations on forestry applications will be assessed

## **Fishing**

- 5.10 The sea and inland waters are natural assets which are invaluable not only from a fisheries perspective but also as tourism and environmental resources. The Council recognises that it is imperative that these resources are safeguarded in a sustainable manner for present and future generations of County Wexford and the wider international community. In this context the Council will seek to maintain a clean aquatic environment as fundamental to the sustainability of the fisheries resource by means of water quality objectives and standards. At the same time the Council's aim is to maximise the long term contribution of the sea fishing sector and inland fisheries to the County's economy and to the maintenance of the social fabric of coastal communities.
- 5.11 The River Slaney is a designated water under the European Communities (Quality of Salmonid Waters) Regulations 1978 and one of the few remaining spring salmon rivers in Ireland. The Council recognises the fishing status of the Slaney and its tributaries and the contribution it can make to tourism. The Slaney Valley is a candidate Special Area of Conservation and supports several species listed in the European Habitats Directive. As such the River Slaney is not only of national conservation significance, but has now been included in European legislation.
- 5.12 In support of the development of the fisheries sector and in resource protection, the Council will:
- encourage the further development of the aquaculture industry at appropriate locations, having regard to existing and proposed designations for environmental and habitat protection.
  - encourage fishing and aquaculture developments that are compatible with existing land/coastal uses such as tourism, amenity and recreation.
  - support the development of the processing sector and value added products along with the development of tourism including sea fishing and sea food restaurants.
  - support the development of inland fisheries as an important recreational and tourism activity in the rural economy and investigate the development of freshwater aquaculture on the Slaney and Barrow Rivers.
  - prepare action plans/management strategies for the Slaney Valley and River Barrow catchments.

## **Rural Housing**

5.13 There is increasing pressure in the County for one-off scattered rural housing development resulting from demographic change, economic prosperity, increased accessibility and mobility and the more restrictive rural housing policies of adjoining counties. This pressure is not uniform throughout the County. It is concentrated within three to four miles of the principal towns, on the approach roads to smaller towns and villages and in coastal areas. The County Council recognises the need to keep to a minimum, pockets of fragmented suburban scale linear development in order to:

- *pre-empt demands for ad-hoc investment in infrastructure which would be inconsistent with strategic investment programmes.*
- *safeguard the countryside from encroachment and protect the settings of towns and villages.*
- *secure the consolidation of towns and villages by making optimum use of existing and planned investment in infrastructure and assisting in urban regeneration by encouraging development on brownfield sites.*
- *protect scenic landscapes and the natural environment and resources as important elements of rural character which underpin rural development, particularly tourism.*

5.14 The County Council is committed to the maintenance and growth of strong rural communities living in towns, villages, settlements and in the open countryside and to facilitate and support this through its rural investment programmes, policies and objectives.

5.15 In meeting this commitment the County Council recognises the need to permit the development of rural housing in locations, on a scale and at a pace which will not diminish County Wexford's high quality, relatively unspoilt rural environment and distinctive spatial character. The County Council's aim is not to prohibit the development of rural housing but to:

- *minimise the amount of sporadic speculative development which should more appropriately be located on serviced lands in towns and villages:*

**5.16 In general one-off housing will not be permitted in the open countryside with the exception to this being:**

- **Single rural houses and clusters provided that such properties are occupied as the owners permanent place of residence and subject to complying with all other appropriate planning requirements. The applicant for full planning permission or the applicant for Permission Consequent to Outline Permission must be the intended owner and first occupier of the house. The applicant shall not be favourably considered for any similar application for residential property, on any unzoned land in the County, for a period of ten years. Wexford County Council can mitigate in exceptional circumstances.**

**5.17 All planning permissions granted for housing on unzoned land, with the exception of development referred to in Section 5.17.1, shall be subject to an occupancy condition, pursuant to Section 47 of the Planning and Development Act 2000, restricting the use of the dwelling to the applicant (or in the case of Outline Planning Permission for individual or cluster developments a condition will be attached stating that the application for Permission Consequent to Outline planning Permission will require applicants to sign a Section 47 agreement restricting the use of the dwelling) and their family, as a place of permanent residence. The period of occupancy shall be for a minimum period of five years from the date of the first occupation. Any subsequent owner of the property shall not be favourably considered for planning permission by the planning authority for residential property on any unzoned land, until the expiry of the initial ten year period referred to in section 5.16. The dwelling must be occupied as the subsequent owners place of permanent residence.**

**The planning authority will include a condition on all such residences restricting the continued use of the dwelling to use as a permanent-primary residence.**

**5.17.1 The requirement that an applicant be a permanent resident of a dwelling and enter into an Occupancy Agreement shall not apply in the four towns, and in and adjacent to the core of existing villages on the list of villages contained at the rear of this appendix entitled ‘List of Villages’. The scale of development in the villages will depend on the existing scale of the village and the level of social and other infrastructures available.**



## **Areas With Visually Vulnerable and Sensitive Landscapes**

5.18 There are areas of high scenic amenity value with very limited capacity to absorb development without detracting from their overall landscape character. These areas are indicated on the Map Nos. **3 ( Landscape Policy Areas) & 4 (Coastal Development Policy Areas)**. Development within these areas will be guided by the Landscape Protection and Coastal Development policies set out in Sections 8.5 and 8.6. In addition, the onus will be on the applicant/developer to show that a development proposal will not detract from the character of the landscape or diminish or detract from views and prospects along Scenic Routes.

### **5.19 Replacement Dwellings**

**Replacement dwellings will be considered and the replacement of existing derelict dwellings, where walls are standing, will be allowed subject to compliance with required public health and traffic safety standards. An occupancy condition, in accordance with the Planning & Development Act, 2000, shall be attached in instances where the subject property has not been occupied within the last ten years.**

**The Council will encourage the renovation, conversion and reuse of existing derelict, though intact, rural properties as residential accommodation. Development of this nature will not attract an occupancy condition.**

**The planning authority will favour the renovation and reuse of old dwellings and in particular farmyard clusters, and will only consider the demolition and replacement of such structures in exceptional circumstances.**

5.20 All applications for rural housing will be evaluated and assessed against a range of planning and environmental criteria, standards and requirements including:

- *the degree to which the development will give rise to haphazard linear development.*
- *the visual impact of the development on the area in terms of size, height, bulk, scale, materials used, landscaping and screening, orientation and its relationship with existing developments in the area; the Rural Housing Design Code for County Wexford should be referred to in this context.(See Paragraphs 5.22 and 5.23)*

- *the adequacy and suitability of water and wastewater infrastructure.*
- *impact on ground water sources/Aquifer Protection Policy.*
- *traffic safety.*
- *impacts on natural and man made heritage.*

Particular site specific difficulties may warrant a refusal of permission since the County Council has to consider the details of a proposed development as well as its acceptability in principle.

### **Wastewater Treatment and Disposal**

5.21 Rural houses will normally require the installation of wastewater treatment and disposal systems. The suitability of ground conditions will be a major consideration in the assessment of these systems. The County Council will implement a monitoring programme to ensure that septic tank drainage systems and wastewater treatment systems are properly installed and maintained and that all relevant planning conditions are fully complied with.

- **Standard Septic Tank Drainage Systems**

To be acceptable the following requirements must be adhered to:

- *ground conditions must be suitable for the installation of the system and for subsoil percolation.*
- *compliance with “Recommendations for Septic Tank Drainage System for Single Houses”, Eolas SR6:1991 or in “Treatment Systems for Single Houses” (Wastewater Treatment Manuals) Environmental Protection Agency 2000, when this becomes operational.*
- *submission of a detailed Site Suitability Report prepared by a competent and qualified person with each application.*
- *the applicant will be required to enter into a septic tank maintenance agreement in respect of the annual servicing and maintenance of the system. The name of the person or persons responsible for this work will be notified to the County Council.*

- **Proprietary Wastewater Treatment Systems**

These systems are generally acceptable provided the following requirements are adhered to:

- *ground conditions must be suitable for the installation of the system and for percolation.*
- *compliance with the requirements and standards set out in “Treatment Systems for Small Communities, Business, Leisure Centres and Hotels” (Wastewater Treatment Manuals) Environmental Protection Agency 2000 when this becomes operational.*
- *submission of a detailed Site Suitability Report prepared by a competent and qualified person to include details of the final disposal route for treated effluent.*
- *the system is installed and maintained in accordance with the manufacturers specifications.*
- *grease traps are installed.*
- *the applicant will be required to enter into a wastewater treatment system maintenance agreement in respect of the annual servicing and maintenance of the system. The name of the person or persons responsible for this work will be notified to the County Council.*

### **Rural Housing Design Code**

#### **5.22 Choosing a Site**

- A site should be capable of accommodating:
  - *a dwellinghouse so that it blends into the landscape, is not visually prominent and does not detract from or diminish scenic views or prospects.*
  - *a wastewater treatment system within the boundaries of the site, without being a pollution risk to ground water or any watercourse; generally a minimum site area of 2,000sq. m. (0.5 acre) is required.*

- *an entrance without causing difficulties or road traffic hazard for house occupants or the general public.*
- *in the absence of a public water supply, an adequate and potable water supply must be provided.*

### **5.23 Site Analysis**

- *a site analysis should be prepared in advance of the design of the dwellinghouse and preparation of the site layout plan. The purpose of this analysis is to:*
  - *record and evaluate information on the site and its surroundings.*
  - *identify and evaluate design constraints and opportunities presented by the site*
  - *.influence the design of the development to provide a good quality living environment which respects, acknowledges and enhances landscape character.*
- *A site analysis should include plans and sketches drawn to scale to accurately show:*

#### **In relation to the site**

- *orientation and slope*
- *trees and other significant vegetation*
- *buildings*
- *access points*
- *drainage and services*
- *fences, boundaries and easements*
- *any notable features or characteristics of the site*
- *any artefacts or features of historic/archaeological importance*
- *watercourses*

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#### **In relation to the surrounding area**

- *the location and use of surrounding buildings*
- *the difference in levels between the site and surrounding properties and where applicable, the level of the public road*
- *the built form, scale and character of surrounding and nearby development, including characteristic fencing and garden styles*
- *site frontage features such as poles and footpaths*

- *direction and distances to local shops/services*

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**The Design Response** *must explain how the design and layout:*

- *derives from the site analysis*
  - *relates to any other dwellings on the site and to the surrounding land and development*
  - *respects, acknowledges and improves the existing rural character*
- 

### **General Design Considerations**

- *The County Council wishes to avoid being over prescriptive in terms of design detail, concentrating instead on the broad issues of scale, density, height, massing, landscaping, access and road frontage, and the visual relationship likely to be established with other properties in the vicinity. The intention is to ensure that a development is aware of and respects its context and surroundings. The Council will encourage both variety and good quality house design. Single storey, dormers and two storey houses will be given consideration, with all applications to be based on the merit of design and the appropriateness of the house to the site in question.*
- *Roadside boundary ditches, hedgerows, stone piers, stone walls and other traditional materials in rural areas should generally be retained and reinforced. While it is recognised that some realignment of existing roadside boundaries maybe necessary to facilitate development proposals, the removal of excessive tracts of existing natural vegetation and/or traditional roadside boundaries e.g. stone walls will be discouraged. Where necessary in terms of traffic safety and possible in horticultural terms and acceptable in terms of traffic safety the existing hedgerow shall be altered/relocated and not removed. Where it is necessary and acceptable to remove the hedgerow to provide adequate sightlines, the new boundary should be comprised of a earthen/sod/stone embankment/wall planted with native tress and hedgerow species.*
- *In areas which have experienced development pressure and in the more densely built up areas, development should be guided into coherent patterns by the way houses relate to each other and by making understandable groupings of houses.*

- *Unbroken lines of roadside houses, with competing house-styles and boundary treatments create confusion and diminish the landscape. Lengths of linear development will be discouraged*

### **Design and Siting Guidelines**

- *A single storey form should be used in areas where this form is prevalent. Houses should be rectangular in plan and simple in form. The house plan should be longer than it is deep to avoid making a squat bulky form in the landscape.*
- *Use external building materials prevalent in the area to ensure the development blends with the landscape. Avoid materials which cause the development to be over obtrusive. A suitable brick work finish will be considered.*
- *Consideration will be given to timber dwellings/log cabins in appropriate well screened forestry settings.*
- *Observe and use colours prevalent in painted houses in the area; generally white, off-white or light colours will be acceptable.*
- *Avoid over large windows; choose smaller windows with a vertical emphasis.*
- *Dark roofing materials should be used. While slate is preferable, slate substitute or dark roof tiles will generally be acceptable. Roof pitches should be between 30 – 40 degrees.*
- *Extensions should reflect the scale, design and form of the original building.*
- *The front building line will be required to take account of the existing and anticipated building lines of adjacent developments. Generally, a front building line with a minimum set back from the new front boundary fence of 9m on county road and 15m on regional roads will be required. Where developments are permitted along national routes a building line suitable for the individual site will be specified in each case, though it will not normally be less than 23m.*
- ***Adequate sightlines in both directions along the public road at entrances will be required, having due regard to traffic safety and the provisions of section 7.6.17 of this plan.***

*The provision of sightlines must take account also of the need to retain traditional roadside boundary ditches and hedgerows. The design and location of new boundaries to meet sightline requirements will be a critical consideration. Sightline*

*requirements will also be considered in the context of the standard and importance of a public road, traffic volumes and speed values.*

## **Water and Wastewater Treatment**

- *In general each dwelling should be served by an individual wastewater treatment system or septic tank drainage system and by a piped water supply or a bored well water supply located within the dwelling site. However, the sharing of a treatment plant may be permitted in appropriate circumstances, subject to satisfying all public health issues. In such instances, the parties involved must enter into a legal agreement permitting access, maintenance and improvements to take place.*
- *Septic tank drainage systems and proprietary waste matter treatment systems must comply with all relevant national standards and with the County Council's planning and environmental standards, requirements and criteria. A detailed Site Suitability Report must be submitted with each application. The Report must be prepared by a competent and qualified person holding professional indemnity insurance.*
- *Where the Site Suitability Report indicates test failure, the proposals for sewage treatment and disposal should be modified accordingly and should, where appropriate, include proposals for site improvement.*





#### **4. List of Villages**

##### **Gorey Area**

Ballyfad  
Killinierin  
Ballycarney  
Castletown  
Ballyduff  
Hollyfort  
Ballymoney  
Monaseed  
Ballyellis  
Killenagh  
Ballygarret  
Cahore  
Ballyedmond  
Askamore  
Craanford  
Raheenduff Crossroads  
Booavogue  
The Harrow  
Monamolin  
Kilmuckridge/Morriscastle  
Ballycanew  
Camolin  
Courtown  
Coolgreany  
Ferns

##### **Enniscorthy Area.**

Rathnure  
Killann  
Courtnacuddy  
Marshalstown  
Monagear  
Watch House Village  
Glenbrien  
Ballymurn  
Oilgate  
Ballyhoge  
Bree  
Ballindaggin  
Kilmyshall  
Cloharon  
Castledockrell  
Galbally  
Screen  
Ballaghkeen  
Oulart  
Bunclody  
Kiltealy  
Blackwater

##### **Wexford Area**

Duncormick  
Bridgetown  
Murntown  
Piercestown  
Glynn  
Curracloe  
Barntown  
Crossabeg  
Taghmon  
Tomhaggard  
Clearistown  
Tacumshane  
Ballycogley  
Mayglass  
Castlebridge  
Rathangan  
Tagoat  
Killinick  
Ladys Island  
Broadway  
Kilmore  
Kilmore Quay  
Rosslare Village  
Rosslare Harbour

##### **New Ross Area**

Ballywilliam  
Fethard  
Ramsgrange  
Poulpeasty  
Rathgarogue  
Camplie  
Carrig on Bannow  
Ballycullane  
Wellingtonbridge  
Duncormick  
Foulkesmills  
Gusserane  
Clongeen  
Newbawn  
Ballinabola  
Clonroche  
Ballymitty  
St. Leonards  
Whitechurch  
Raheen  
Old Ross  
Cassagh  
Adamstown  
Templeludigan  
Arthurstown  
Duncannon  
Ballyhack  
Burntschool Crossroads