

Variation No. 6 - Wexford County Development Plan 2001

Following the implementation of Variation No. 4 regarding Rural Housing Policy, and experience gained in the operation of this policy to date, it is considered necessary in the interests of proper planning and sustainable development that this policy be refined in respect of Cluster development. It is also proposed to clarify the issue of local need in relation to Coastal Development Policy Area 1. Accordingly it is recommended that the Wexford County Development Plan 2001 be subject to the following Variation in accordance with the requirements of the Planning and Development Act 2000 (as amended):

Rural Housing

Section 5.16 In general rural 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 owner's permanent place of residence and subject to complying with all other appropriate planning requirements.

Section 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.

In the case Planning Permission for one-off houses, a condition will be attached stating that the application for Planning Permission will require applicants to sign a Section 47 agreement restricting the use of the dwelling to the applicant and their family, as a place of permanent residence.

In the case of Outline Planning Permission for one-off houses, 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 to the applicant and their family, as a place of permanent residence.

In the event of cluster developments, this Section 47 agreement shall be attached by way of condition to the first occupier of each dwelling.

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 owner's 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.

Section 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.

Coastal Development Policy Area 1

Section 8.6.5 These areas contain a high combination of environmentally sensitive factors*. They area characterized by relatively little existing intensive development. There will be a presumption against future intensive development within these areas because of potential adverse environmental impacts resulting from a proposed development or its induced secondary and/or ancillary development, including roads and services infrastructure or supporting land uses. The predominant land use in these areas should continue to be agriculture. Intensive development includes the cumulative impact of small and/or once off developments which concentrate within any part of the area. Necessary development to meet local housing need ** will be permitted in the context of the Rural Housing Policy. Small scale sustainable employment, enterprise and tourism developments may also be considered particularly if they involve the regeneration and re-use of redundant rural buildings.

* Sensitive factors include Special Areas of Conservation; Special Protection Areas; Visually Vulnerable and Sensitive Landscapes Scenic Routes

** For the purpose of this policy, local need is defined as any person born in the area or any person who lives in the area and /or whose parents / children have been living there for a minimum of ten years or a person whose primary occupation is within the area and can show a demonstrable need to live in the area. An area is defined as those areas identified as Coastal Development Policy Area 1 on Map No. 5 of the Wexford County Development Plan 2001