

Chapter 1 PLANNING CONTEXT & COUNTY PROFILE



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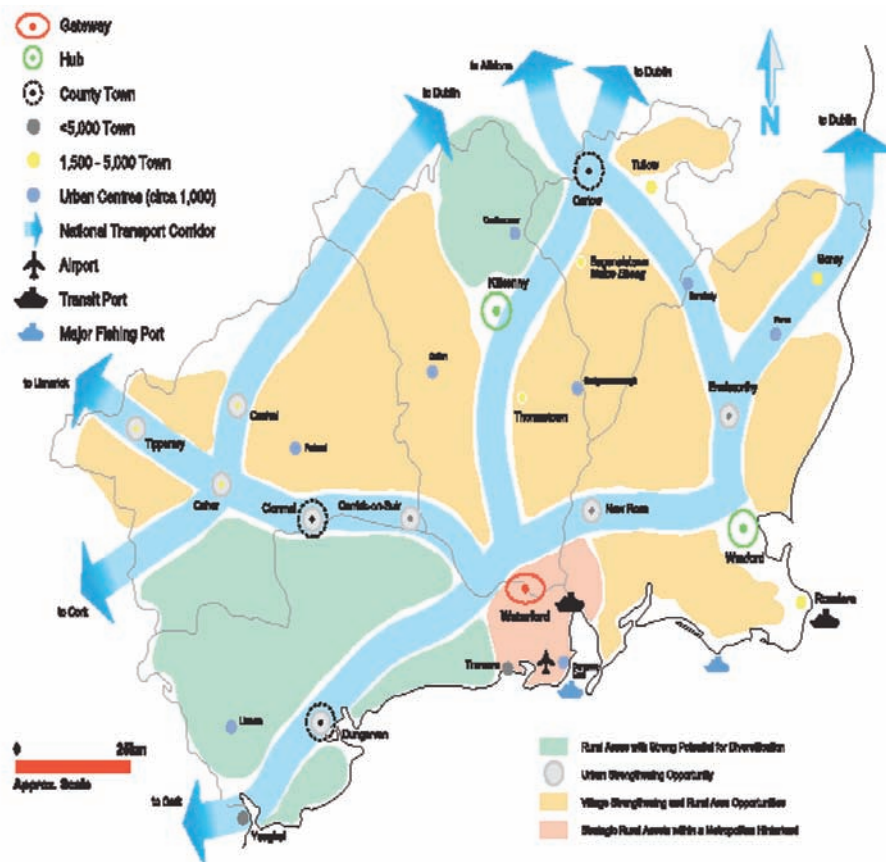
1.1 Planning Context

1.1 Planning Context

While Development Plans are the fundamental planning document for the County, the Planning and Development Acts 2000 – 2006 place their formulation within a national and regional spatial framework. The National Spatial Strategy (NSS) and the Regional Planning Guidelines (South East Region) are the two primary strategies, which the review of the County Development Plan must have regard to. Other plans and strategies that the review of the County Development Plan has taken into account in the formulation of its policies include: Wexford County Development Board's 'Remodelling the Model County' the Joint Waste Management Plan for the South East Region 2002 – 2012, and the National Planning Guidelines.

1.1.1 The National Spatial Strategy

The National Spatial Strategy (NSS) is designed to achieve a better balance of social, economic, physical development and population growth between regions and to facilitate every place in the country to reach its economic potential. Its focus is on people, places and on building communities. This will be achieved through closer matching of where people live and where they work.



Source: National Spatial Strategy

The primary aim of the NSS is to,

“improve the quality of life of all citizens, bringing jobs closer to where people live, improving our environment and building a strong sustainable economic future for ourselves and our children”

Key to the successful implementation of the NSS in the South East Region is the enhancement of Waterford as a Gateway, supported by Wexford and Kilkenny as Hubs. These three together will form a nationally strategic ‘growth triangle’. A critical mass of population will help support greater economic activity and quality of life. In turn the development of Wexford Town as a hub will energise smaller towns and rural areas within its influence.

Enniscorthy and New Ross are recognised as important urban centres providing a range of services and opportunities for employment whilst smaller towns and villages throughout the County will act as a focus for social and economic activity as well as residential housing.

The NSS states that the characteristics, location, concentration and distribution of future economic activity will have a crucial bearing on the achievement of a more balanced spatial development.

The County Development Plan has taken account of the key issues affecting the development of the South East Region and the strategic importance of Waterford as the designated ‘Gateway’. The Plans policies on economic development, infrastructure transport and its settlement strategy reflect the councils recognition of the importance of a strong development axis between Wexford as a growth ‘hub’ and Waterford as a ‘Gateway Centre’. The Plan recognises this ‘development axis’ as a key to the successful implementation of the National Spatial Strategy and the future economic development of the county.

The NSS provides for a national spatial framework. This Development Plan conforms to the NSS model in terms of sustainable balanced growth and in maximising the growth potential of County Wexford.

1.1.2 South - East Regional Planning Guidelines

Regional Authorities have been given an important role in the implementation of the NSS through the preparation and implementation of regional socioeconomic strategies and regional planning guidelines. It is intended that the Regional Planning Guidelines will strengthen local authority development plans, addressing issues like settlement, transportation, industrial development, community facilities and environmental protection.

The main objectives of the Guidelines can be summarised as follows:

- to ensure sufficient provision of public services to allow for orderly development;
- to facilitate the creation of jobs and industrial development;
- to maintain and develop existing villages;
- to develop and renew obsolete areas;
- to preserve and improve amenities and
- to regulate and control development in the interest of the common good.

Each Planning Authority must have regard to adopted Regional Planning Guidelines when making a Development Plan. This Development Plan has been formulated using the guidelines as a framework in order to enhance the strategic dimensions of planning at the local level.

1.1.3 County Development Board

The Wexford County Development Board’s document “Remodelling the Model County” is a ten year strategy for the Economic, Social and Cultural development of Wexford. The document aims to implement strategies on a countywide basis through a broadly based partnership approach. The main goals of the strategy are to:

- Develop a vibrant local economy,
- Develop our people to create employment opportunities for all sectors of the community,
- Develop the infrastructure to facilitate and promote economic development,

- Develop Wexford as a gateway for development,
- Develop Tourism,
- Develop and value the idea of public service in society,
- Improve the quality of life of the people of Wexford
- Ensure access by each household to affordable housing or accommodation of good quality which is culturally acceptable, suitable to its needs, located in a sustainable community and in a tenure of its choice as far as possible,
- Take a systematic approach that will provide lifelong learning opportunities to all residents of County Wexford,
- Promote social inclusion
- Enhance and promote a high quality environment,
- Be a vibrant welcoming County, valuing a multi-cultural society,
- Develop County Wexford as a center of arts and culture,
- Increase sports participation through the provision of a wide range of leisure activities which are accessible and affordable to all
- Create a culture of sustainable development which meets the needs of the present without compromising the ability of future generations to meet their own needs - Local Agenda 21.

1.1.4 National Development Plan 2006-2012

The National Development Plan (NDP) was prepared to underpin the development of a dynamic competitive economy over the period 2006-2012. The NDP is the largest and most ambitious investment plan ever drawn up for Ireland. It involves an investment of over EUR 52 billion of Public, Private and EU funds over the period 2006-2012. It contains a number of strategic investment objectives for the southeast region including major road improvement schemes, childcare facilities, waste management etc. The County Development Plan is considered to be consistent with this plan.

1.1.5 National Planning Guidelines

Planning Authorities are required by the Planning and Development Act 2000-2006 to have regard to Ministerial Guidelines from the

Department of the Environment, Heritage and Local Government. These include:

- Architectural Heritage Protection Guidelines
- Childcare Facilities Guidelines
- Development Plans Guidelines (Draft)
- Implementing Regional Planning Guidelines
- Landscape and Landscape Assessments (Draft)
- Quarries and Ancillary Activities
- Residential Density Guidelines
- Strategic Environmental Assessment
- Sustainable Rural Housing
- Telecommunications Antennae and Support Structures
- Wind Energy Guidelines

1.1.6 Joint Waste Management Plan for the South – East Region

A Joint Waste Management Plan for the South-East Region was adopted in July 2002. The plan period is 2002-2021. The purpose of the plan is:

- The promotion of waste prevention and minimization through source reduction, producer responsibility and public awareness; and
- The management of the recovery/ recycling/ disposal of waste arising on a regional basis.

1.2.0 County Profile

1.2.1 Current Trends and Issues

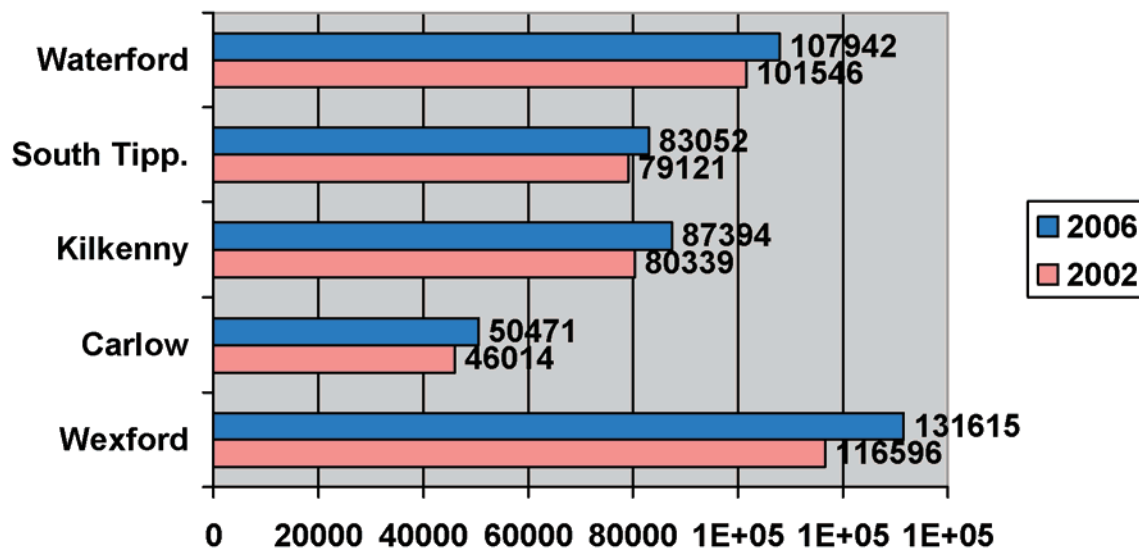
1.2.2 Key Demographic and Socio - Economic Trends

Preliminary data from the Census 2006 has shown that the population of the South East region has grown by 8.7% to 460,474. Within the region, Co. Wexford has grown to 131,615 persons, equivalent to a 28.5% share of the region's population; Wexford also recorded the highest growth rate of 12.9%.

By comparison, the population of Co. Waterford as a whole, has grown to 107,942 persons - a total growth rate of 6.3%. The population of Waterford City has grown by 2.6% to 45,775, Co. Carlow has maintained its steady growth rate evident in the 2002

Census and has grown by 9.7% to 50,471 persons, Co. Kilkenny has grown by 8.8% to 87,394 and South Tipperary has grown by 5.0% to 83,052.

Figure 1. Population Change Across the South East Region

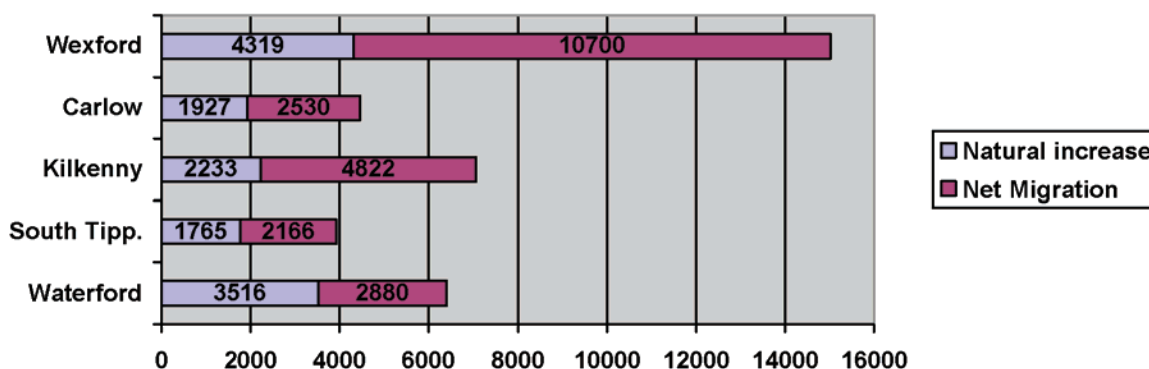


1.2.3 South East Region- Components of Population change

Co. Wexford itself has increased in population by 15,019 persons since 2002. Figure 2 demonstrates the components of population change within each of the counties in the

region. 10,700 (71%) of the increase in Wexford is due to inward migration, considered high in comparison to the other counties within the South East.

Figure 2: Components of Population Change in the South East Region



County Wexford Electoral Areas

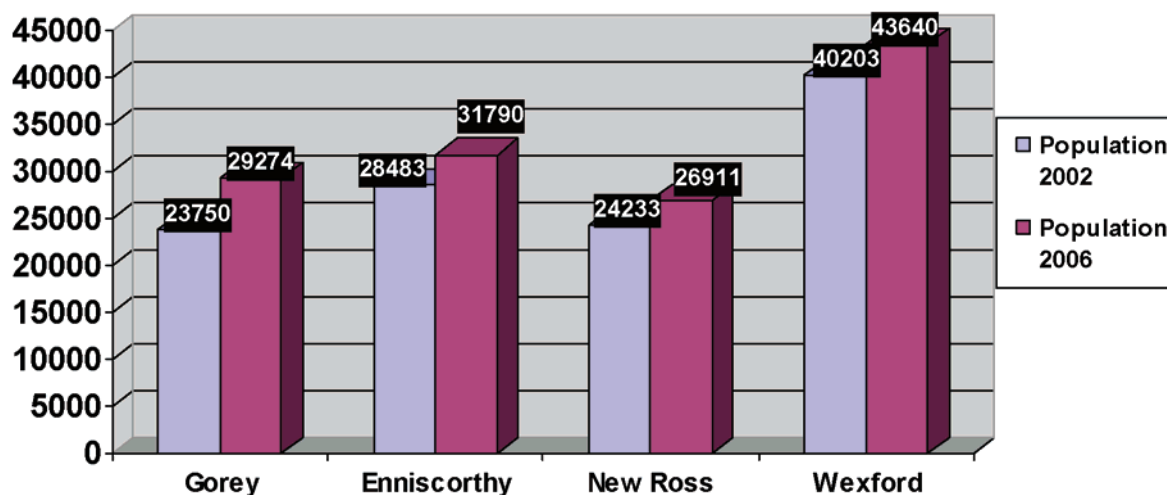
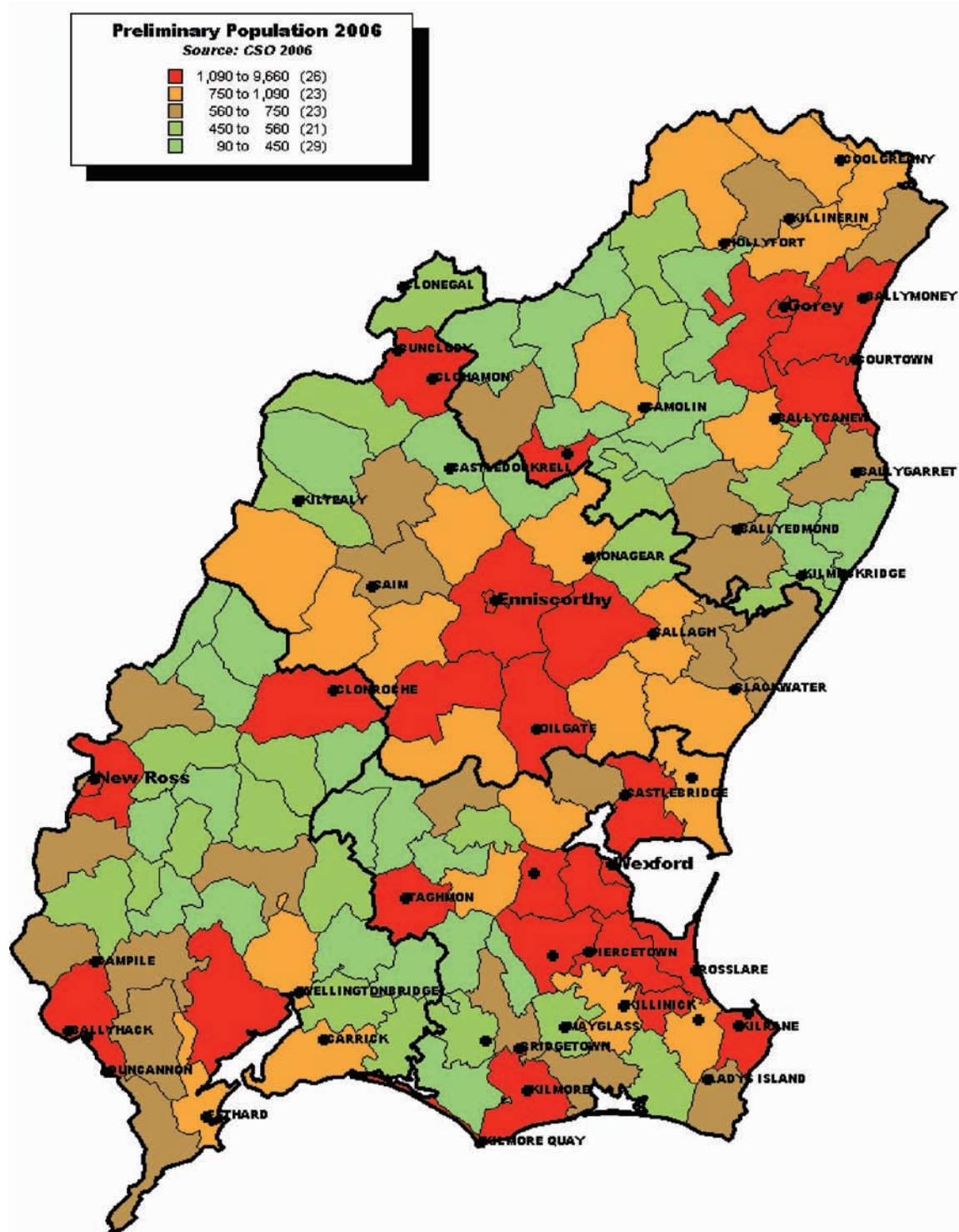


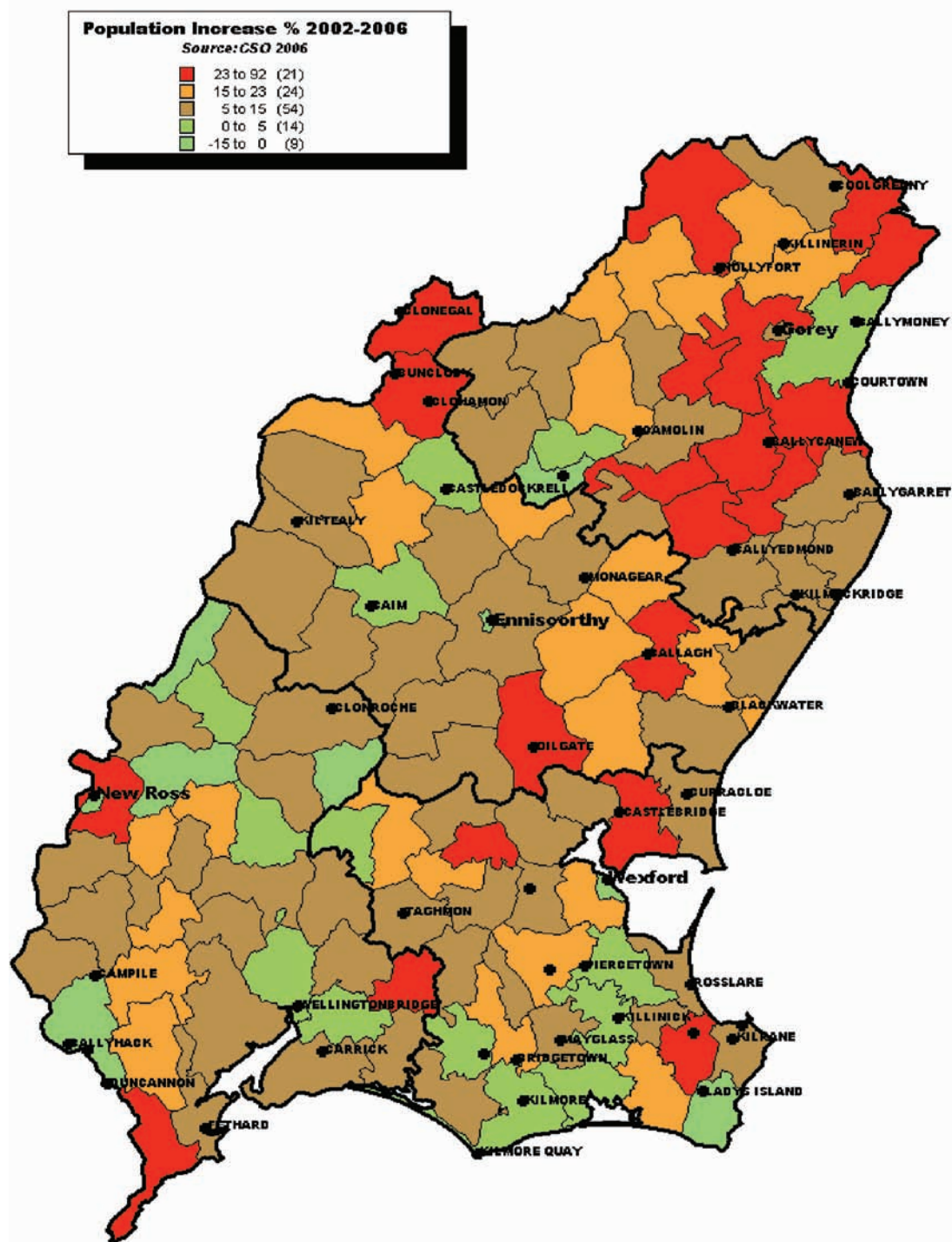
Figure 3: Population of County Wexford Electoral Areas

Figure 3 demonstrates the Population of the Electoral areas within the County in 2002 and 2006. Wexford Electoral Area remains the largest Electoral area with a population of 43,640. Enniscorthy is the second largest electoral area at 31,790, followed by Gorey and New Ross with 29,274 and 26,911, respectively in 2006.

Population at 2006 in County Wexford.

The following map illustrates the proportional (%) population increases in the County apparent from Census 2002 to 2006. The Gorey area has continued to grow with most Electoral Divisions increasing in population, many by over 20% since 2002, a 4 year period. There have been population increases across the Enniscorthy area, mostly between 5% and 15%. The New Ross and Wexford Areas have also grown steadily, although some Electoral Divisions have shown a decrease in population in the Census period to 2006.





1.2.4 Population Density Trends

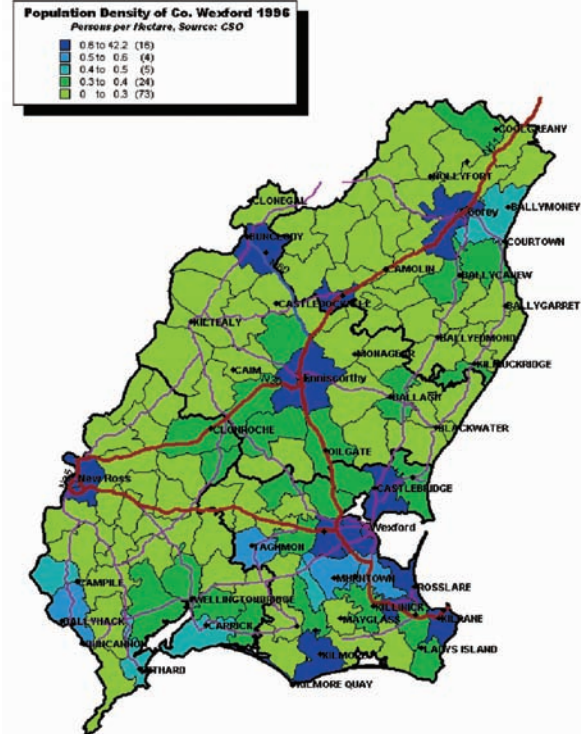
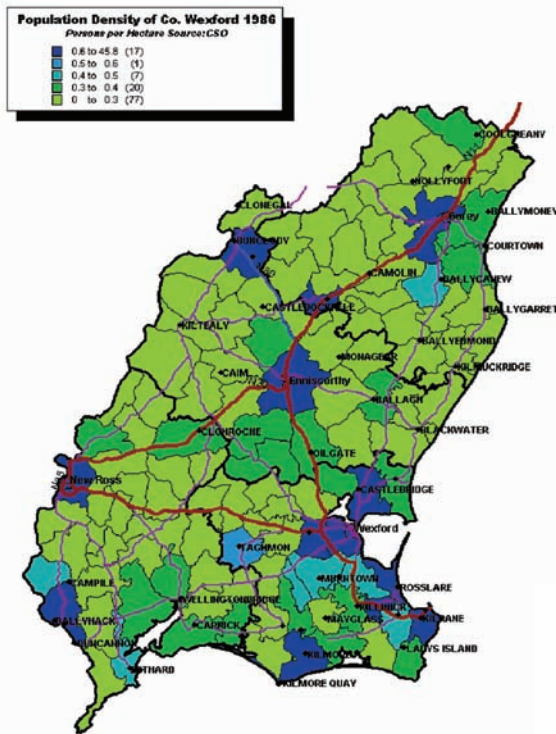
Population Density gives an indication of a population's disbursement across an area and is measured by calculating the number of persons per hectare. While noting the number of persons per Electoral Division is useful, calculating the population density of an electoral division can give a better indication of the spread of population within the County, irrespective of the size of the electoral division. The South East region has a population density of .49 persons per hectare of land while the

State hosts .32 persons per hectare. County Wexford as a whole has a population density of .55 persons per hectare of land. However, the population density varies dramatically across the County. The charts demonstrate the population density of County Wexford and the trends from 1986 to 2006, a period of 20 years

In 1986, there was a degree of population concentration around the Urban areas. Most of the areas of County Wexford were low in population density with only the outlying areas of Wexford Town beginning to give indications

of increasing in density. The Towns and large villages such as Bunclody and Ferns and Ballyhack also showed a higher population density than the rest of the County.

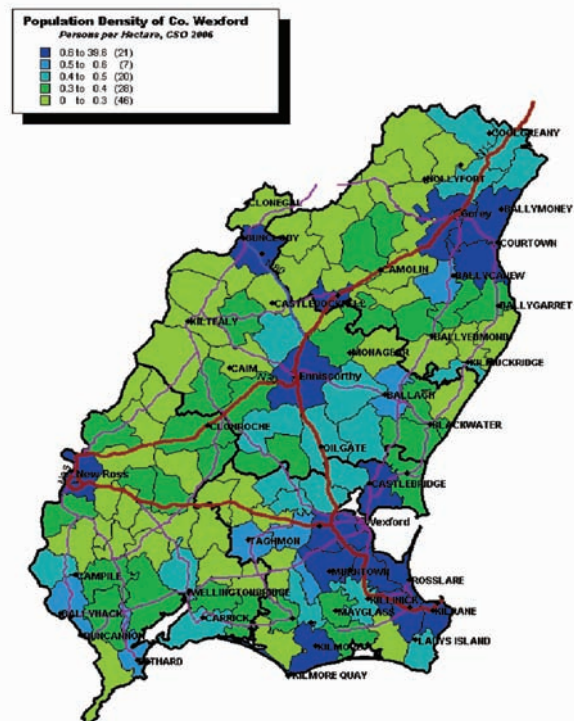
although there are signs of the wider New Ross area becoming more densely populated and spilling into the adjacent Electoral Divisions, towards Enniscorthy and Wexford.



The increase in population in the period 1986 to 1996 had a definite effect on the population density of the rural areas and a population shift to the main urban areas became apparent.

Wexford town was also showing signs of density increase, although the New Ross-Wexford corridor remained quite low with some areas decreasing in population density. The area from Enniscorthy to Wexford increased in population density in this period.

The Southern coast of the County is also increasing in population density.



The map below shows the population density of the County in 2006 and indicates the increase of concentration of persons across the County since 1996. The population increases in the Gorey area have started to overspill downwards. The wider Enniscorthy area to Wexford Town and the coastal areas show a significantly increased population density, although the western side of the County remains low, apart from New Ross and Bunclody.

The Enniscorthy-Wexford corridor has also become more densely populated.

The western side of the County remains lower in population density than the eastern side,

The main findings of Population Density Analysis are:

- County Wexford has a higher population density than the South East region as a whole and also the State

as a whole, with an average of .55 person per hectare.

- Within the County, the highest population densities are apparent in the areas surrounding the four main towns of Wexford, Enniscorthy, New Ross and Gorey and in the larger villages of Bunclody, Ferns and Kilmore.
- The population increases have increased the population density of the rural areas of the County to a larger degree than the density of the urban areas of the County.
- The urban areas have remained high in population density over the past 20 years.
- There has been a definite population concentration on the eastern side of the County, particularly in the Gorey and Wexford areas and beginning to emerge in the Enniscorthy area on the Wexford side.
- The western side of the County remains lower in population density than the rest of the County.

received by Wexford County Council point towards a continuing increase in population for the County.

Wexford Town's designation as a hub under the National Spatial Strategy will mean the population will continue to increase in the future. Increased capital investment along with the 'critical mass' required to sustain the strategic 'growth triangle' will require a population of 40,000 in the years to 2020.

The following table projects the population increases from 2006 to 2016, using various assumptions of migration, as it has been shown to being the critical factor in population increases, particularly in County Wexford in recent years.

The table below projects the population of County Wexford using assumptions that migration would continue at its existing level and also presents the projected population for 75%, 50% of current trends together with an assumption of zero migration to the County. The chart below demonstrates the various assumptions.

If migration continues at its current rate, the population will increase to 153,090 in 5 years and 177,110 in 10 years to 2016, a further increase of 45,000 in population.

Migration Assumption	Population 2011	Population 2016
Continue Migration at 13,375 per 5 year period	153,090	177,110
75% of 2002-2006 Migration trend	149,750	169,680
50% of 2002-2006 Migration trend	146,410	162,240
Zero Migration	139,720	147,380

1.2.5 Future Projections

The Census 2006, along with analysis of previous Census and the Quarterly National Household Survey, has provided some insights into the population shifts in recent years. Evidence of an overspill effect is particularly apparent from Dublin to the South East regions. The numbers of planning applications

At the other end of the scale at zero migration, the population will increase to 147,880 based solely on natural increase, an increase of 15,755 in the decade

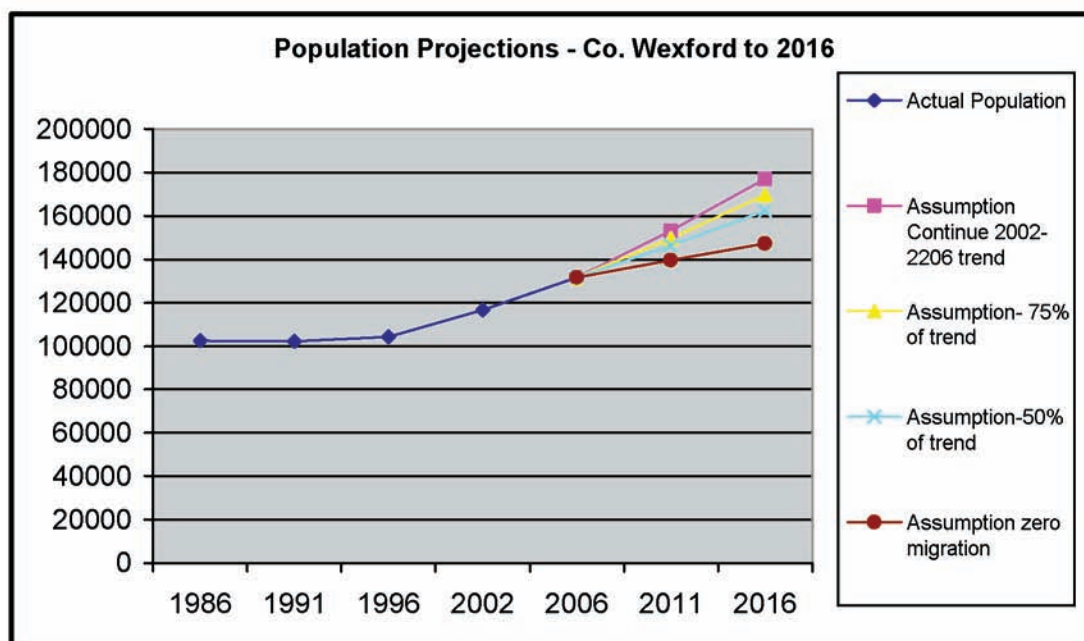
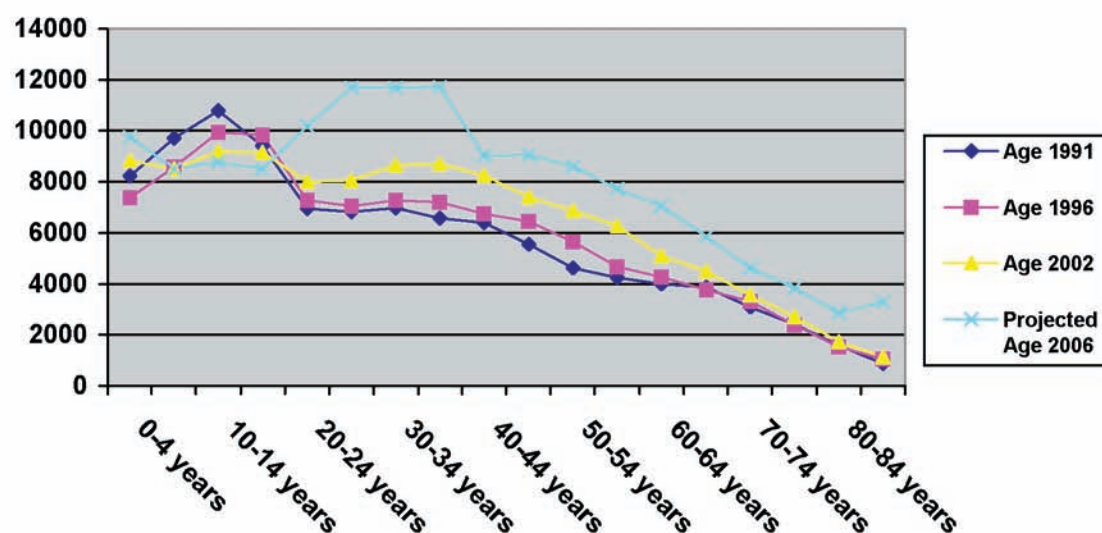


Figure 4 Projected Population of Co. Wexford -2016
UCD Econometric Modelling (2006)³

Age Profile of County

Ages of Wexford's Population by Category 1991-2002



The age profile of the County is shown in the above chart that demonstrates the profile broken down over the three "Census of Population" to 2002. Actual age profiles are not yet available for the 2006 Census and instead a projected profile based on migration figures and natural increases is given. The chart illustrates the high youth (10-14 years) population in the County in 1991, which is not retained in the following Census 1996. In fact, there is a significant decrease within the profile of the 15-25 years age group at the

Census of Population 1991 and 1996 and to a lesser degree in 2002. The loss of this age group can be explained to some extent by a shortage of employment opportunities and third level education opportunities within the County.

The graph also demonstrates the inward migration experienced in the County to 2002, especially for the 25-40 age groups. This is further exacerbated in 2006, according to the projected profile. The NIRSA (National Institute for Regional and Spatial Analysis) based in NUI

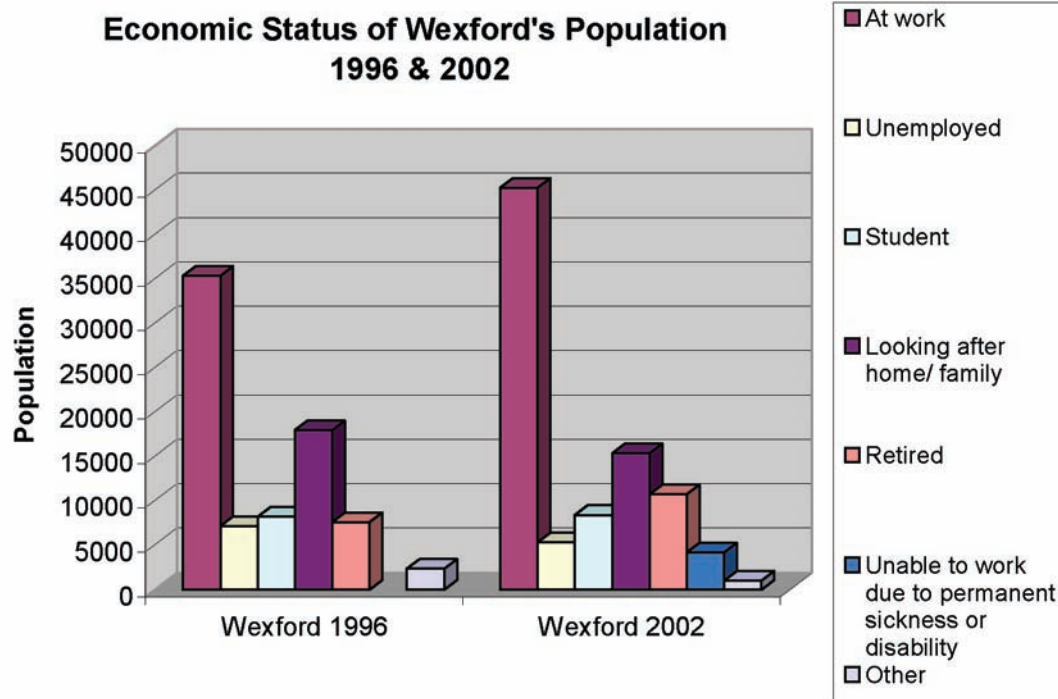
Maynooth, calls this age group the 'Demographically Vital' age group. It states that an area with a high level of the 25-40 age group will be more likely to sustain its population into the future. The NIRSA also state that as this age group are more likely to be wage earners, they can also provide strong benefits for the economy of the area in which they reside, provided the opportunities exist for them to contribute.

The increased birth rate for the 2002 population is reflected in the increase in the 0-4 years age group which is projected to have further increased into 2006.

Socio Economic Trends

The table demonstrates the difference in the Economic Status of the County Population between 1996 and 2002. With a population increase it is natural that the numbers in each category would increase in line, however there has been a significant increase in the numbers of people at work and a decrease in the numbers 'Looking after home/family' and the number of unemployed people.

However, a more worrying development is the marginal nature of the increase in the number of students in the County which increased by only 200 from 8177 to 8377, despite the population increases.



Based on the Principal Economic Status and taken as a percentage of the Labour Force, County Wexford has an overall Unemployment

rate of 10.5%, the South East Region has a total unemployment rate of 9.5% and the State has an unemployment rate of 8.8%.

Table 1: Labour Force and Unemployed for Wexford Towns over 1500 people

	Total Labour Force	Unemployed	Unemployment Rate
Wexford	7,925	912	11.5%
Enniscorthy	3,654	614	16.8%
New Ross	2,777	382	13.7%
Gorey	2,353	253	10.8%

Source: Census 2002.

The table below shows the Broad Industrial Group of the population of County Wexford, South East and the State, 2002.

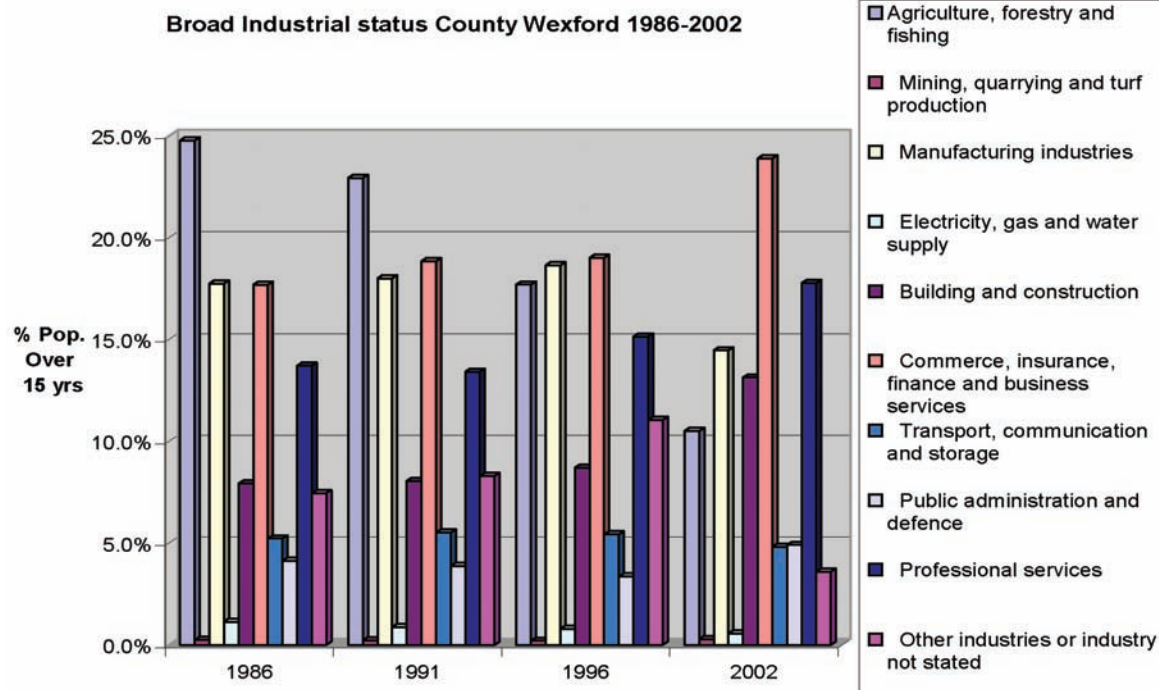
Structure of Employment in County Wexford, South East region and State 2002

Source: CSO 2002

	Wexford	South East	State
Agriculture forestry and fishing	10.5%	9.9%	1.2%
Mining, Quarrying and Turf	.3%	.4%	.1%
Manufacturing	14.5%	18%	11.4%
Electricity, Gas and Water Supply	.6%	.5%	.3%
Building and Construction	13.1%	10.8%	1.1%
Wholesale and retail trade	15.1%	13.8%	14.7%
Hotels and Restaurants	6%	5.3%	6.6%
Transport, storage and communication	4.8%	4.3%	3.8%
Banking and Financial services	2.9%	2.6%	6.1%
Real Estate	5.9%	5.9%	9.7%
Public administration	4.9%	4.7%	6.3%
Education	6.1%	6.5%	10.9%
Health and social work	7.7%	8.5%	16.9%
Other Community and social services	4%	3.8%	5.3%
Other	3.6%	4.9%	5.8%

The Wholesale and Retail trade is the largest sector of the economy at present, with over 15% of the population employed in the sector. The Building and Construction sector is the second largest sector at 13.1%. These are higher than the Region or State proportions for the same sectors. Agriculture remains more important in the County than either the South East region as a whole or the State at 10.5%

of the workforce. The employment structure of the economy of the County, will have an impact on the average level of income in County Wexford, as indicated in County Wexford : A Strategy for Economic Development , although lack of in-depth information on within-sector incomes limits the analysis of the effect of these sectors on the income of the County.



The Hotel and Restaurant sector is more important to the County than the region, but not the State at 6% of the workforce, while the Transport sector employs proportionally more in the County than the region or State. The

Education, Health and Social work and Community and Social services sectors are all less important in the County than the South East Region or the State.

County Wexford- Broad Industrial Group	1986	1991	1996	2002
Agriculture, forestry and fishing	24.8%	22.9%	17.7%	10.5%
Mining, Turf production	0.2%	0.2%	0.2%	0.3%
Manufacturing industries	17.7%	18.0%	18.6%	14.5%
Electricity, gas and water supply	1.1%	0.9%	0.8%	0.6%
Building and construction	7.9%	8.1%	8.7%	13.1%
Commerce, insurance, finance and business services	17.7%	18.8%	19.0%	23.9%
Transport, communication and storage	5.2%	5.5%	5.4%	4.8%
Public administration and defence	4.1%	3.9%	3.4%	4.9%
Professional services	13.7%	13.4%	15.1%	17.8%
Other industries or industry not stated	7.4%	8.3%	11.0%	3.6%

The table and chart above show the changing economy of County Wexford from 1986 to 2002. In 1986, the Agriculture sector employed 25% of the County's population. In 2002, this had decreased to only 10%. Manufacturing Industries also declined in proportional employment while the Building and Construction sector increased to 13%. The Commerce and Financial Services sector is now the largest sector of employment in the County with 24% of the County employed. The Professional services sector has also increased from 14% to 18% of the population employed therein in 2002.

context of this Plan a population increase to 162,000 in 2016 has been the underlying assumption, with tolerance for outcomes above and below that figure where appropriate.

1.2.6 Physical Development Trends

The numbers of planning applications received into Wexford County Council point towards a continuing increase in population for the County. Assuming no migration the County's population is estimated to be 147,380 in 2016 based on the age profile and the effects of natural increase alone. Some analysts hold the view that this is a result of housing capacity constraints within the Dublin area.

Wexford continuing with its 28.5% share of the regions population and choosing the medium variance of growth (Migration at 50%) as shown above, should reach a population of approx 162,000 in 2016.

In considering the appropriate policies in the

Chapter 2 SETTLEMENT STRATEGY



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2.2	Settlement Strategy
2.3	Settlement Hierarchy
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2.3.2	Secondary Growth Area
2.3.3	Strategic Growth Area
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2.4.2	Areas under Strong Urban Influence
2.4.3	Stronger Rural Areas
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2.4.5	Occupancy
2.4.6	Rural Linkage
2.4.7	Cluster Developments

2.0 Introduction

This section sets out the settlement strategy for County Wexford for the plan period and beyond. The strategy identifies indicative population projections (see chapter 1) and a settlement hierarchy primarily based on the principles of the National Spatial Strategy. The fundamental component of the plan is to encourage population growth to locate in existing towns and villages that have the necessary social, community and physical infrastructure. The Plan recognises the interrelationship and interdependence between different parts of the County and of urban and rural areas and the need to plan for an equitable spatial spread so that all areas share in the benefits of economic growth.

This strategy aims to deliver a range of house types, facilities, infrastructure, amenities and an efficient transport system. This in turn will facilitate linkages between settlements, and support their expansion and consolidation, and in so doing, will help create high quality living environments.

The strategy will provide for the creation of a settlement hierarchy reflecting the development role of each settlement type and assist the Council in formulating realistic objectives that can be delivered through the policies of the Plan.

2.1 Context

County Wexford is one of the fastest growing counties in Ireland. The preliminary census data 2006 show an overall population increase of 12.9%, up from 116,596 persons in 2002 to 131,614 in 2006, a real increase of 15,019.

This increase of 15,019 persons is all the more interesting in that 71% of this increase 10,700 is due to inward migration. This high level of migration is due in part to Wexford's proximity to Dublin, its considerable unspoilt coastline and countryside, its natural and built environment and its affordable residential properties in comparison with Dublin.

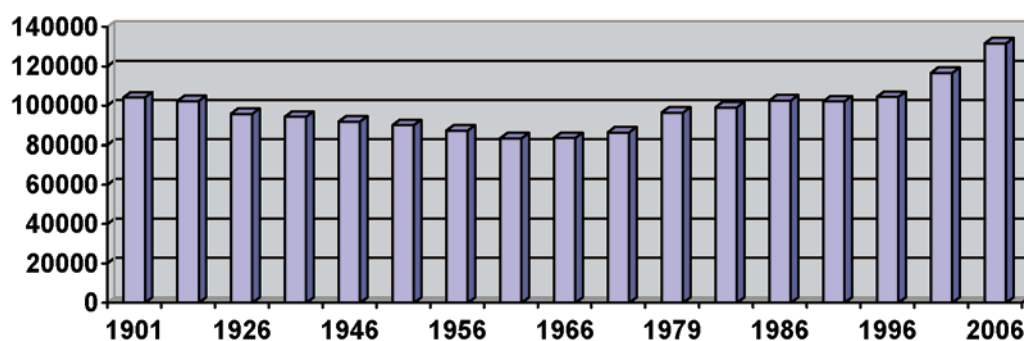
2.2 Settlement Strategy

The primary objective of this spatial strategy is to encourage housing, industry and other development to locate on suitable zoned lands or in existing towns and villages that have the appropriate social, community and physical infrastructure.

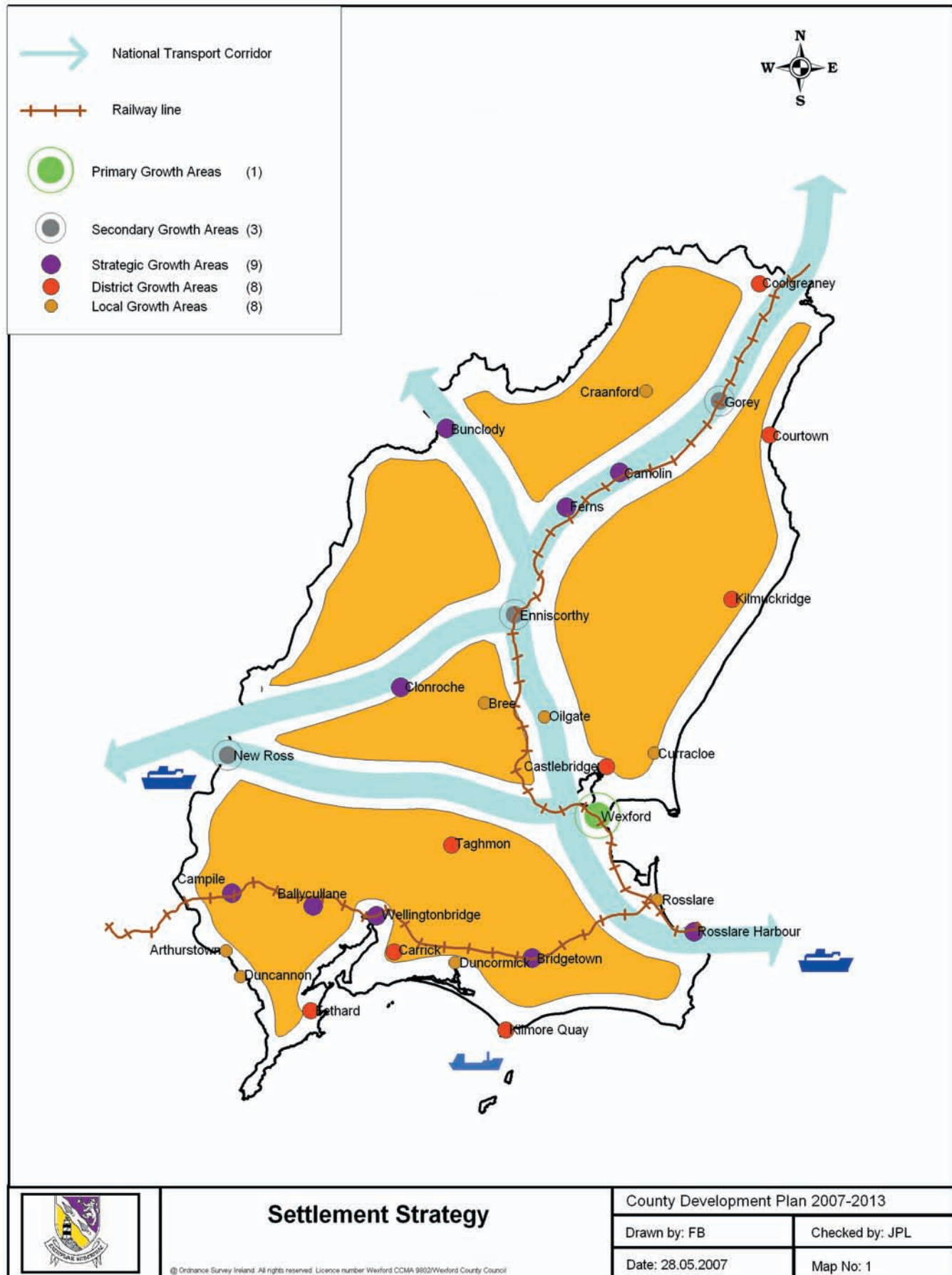
The settlement strategy set out in the previous County Development Plan 2001, centred on a polycentric settlement pattern i.e. to develop and expand existing towns and villages in the County. This strategy was hindered to a certain extent by infrastructural deficiencies; however the concept of polycentric spatial development has been retained in order to continue the population growth in existing settlements throughout the County. The strategy has been refined to take cognisance of the National Spatial Strategy and the Regional Planning Guidelines which have both been published since the last County Development Plan was adopted.

A fundamental principle of the settlement strategy is to allow the County's inhabitants the right to establish homes and find employment in close relationship to each other and to avail of adequate social, community and physical infrastructure services.

Population of Co. Wexford 1901-2006



1 Settlement Strategy



2.3 Settlement Hierarchy

The strategy aims to facilitate linkages between settlements and support their expansion and consolidation, and in so doing, create a high quality living environment. This is achieved by the creation of a settlement hierarchy that reflects the development role of each settlement and this in turn will facilitate the Council in formulating realistic objectives for each of the identified settlements.

In order to identify the most appropriate villages and towns for inclusion in the settlement hierarchy a selection criteria was used to identify settlements that had the necessary social and physical infrastructure. A matrix of social facilities (schools, shops, post office, pubs etc.) was compiled, against which each settlement was assessed. Villages/towns were short listed on the services available and in conjunction with the Roads, Capital Services and Environment sections of the County Council. These settlements were analysed in order to identify key issues which may either promote or limit their growth

potential. Using the population densities data compiled for Section 1.2.4, it was possible to identify some population movement trends that were considered undesirable eg. definite population concentration on the eastern side of the county. Using these sets of data and having taken full cognisance of the National Spatial Strategy, South East Regional Planning Guidelines and other relevant policies such as transport, a spatial strategy was prepared that aims to provide a balanced approach to the development of the County and will facilitate an equitable spread so that all parts of the County can share in the benefits of social and economic growth.

The settlement strategy is divided into a number of hierarchical layers that have been chosen to reinforce the policy objectives of the National Spatial Strategy. The hierarchy layers are shown in table 2.1 and are expanded upon in the remainder of this chapter.

Table 2.1
County Wexford Settlement Hierarchy

Primary Growth Area	Wexford
Secondary Growth Area	New Ross, Enniscorthy, Gorey
Strategic Growth Areas	Bunclody, Ferns, Ballycullane Clonroche, Camolin, Bridgetown, Wellington Bridge, Campile, Rosslare Harbour
District Growth Areas	Fethard, Coolgreaney, Kilmuckridge, Kilmore Quay, Taghmon, Castlebridge, Carrick on Bannow, Courtown
Local Growth Areas	Craanford, Rosslare, Bree, Duncormick, Arthurstown, Duncannon, Curracloe, Oilgate,

2.3.1 Primary Growth Area

Wexford Town is identified in the National Spatial Strategy as a hub which together with Kilkenny and Waterford as gateways will form a nationally strategic 'growth triangle' in the south east region. The NSS establishes a target population of 40,000 people for Wexford by 2020. It is anticipated that based on recorded demand and continued economic growth that this figure can be met although it represents a significant challenge.

2.3.2 Secondary Growth Area

New Ross and Enniscorthy are identified in the NSS as key urban resources which will attract investment and employment activities additional to those that need to be located near the hub and gateway. The Plan envisages a high level of employment activity, high order shopping and a full range of social and educational facilities so that these towns can become self sufficient and not develop into dormer towns for Wexford Town.

Gorey has been included in this hierarchical layer because of its exponential population growth which has been largely driven because of its proximity to Dublin. The Plan recognises that unsustainable commuting from Gorey to Dublin will continue in the short to medium term, however as the population continues to expand, a critical mass will be achieved in Gorey which will facilitate and sustain the provision of its own services and industry thereby reducing its dependence on Dublin in the long term.

Policy SS1

The Council shall implement the settlement strategy of the National Spatial Strategy and the Regional Planning Guidelines for the South East Region by concentrating development into designated settlements.

Policy SS2

The Council shall encourage housing industry and other development in existing towns and villages that have the necessary social, community, physical and transport infrastructure.

Policy SS3

The Council shall promote the necessary physical and social infrastructure in the settlements identified in Table 2.1 and make them more attractive places to live.

Policy SS4

The Council shall ensure that Primary and Secondary Growth Areas, will in as far as practical, be self sufficient, incorporating employment activities, retail services, social and community facilities



2.3.3 Strategic Growth Areas

Included in this layer are those towns and settlements with good quality transport links. Future development in these settlements will utilise and underpin the existing road and rail network.

Rosslare Harbour serves as the terminus of the Dublin rail line. The Harbour, Bridgetown and Wellington Bridge whilst located on Regional roads are also located on the Rosslare Europort – Waterford – Limerick railway line. This rail link is presently under-utilised due to ageing infrastructure and outdated rolling stock, it is an objective (5.1.2) of the RPG to upgrade this route; this settlement strategy aims to underpin this policy by promoting settlement patterns that will utilise this transport node.

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 villages including medium to high density developments in the village core

2.3.4 District Growth Areas

These growth areas are designated because they provide an important range of services and facilities to a large surrounding hinterland area. The strategy plans for an equitable spatial spread so that all citizens have local access to basic services and that all areas can share in the benefits of economic growth.

Medium density developments will be considered, high density would not be favoured unless the development added to the Architectural Character of the Village.

Objective SG 1

It is an objective of the County Council to prepare Local Area Plans for the following areas:

Table 2.2

Bunclody	Coolgreaney	Ferns	Wellingtonbridge
Bridgetown	Courtown	Kilmore Quay	
Castlebridge	Clonroche	Kilmuckridge	
Carrick on Barrow	Camolin	Taghmon	

2.3.5 Local Growth Areas

These centres provide a lower range of services and facilities for the population of the immediate surrounding areas. They act as the focus for social interaction and provide for linkages to the smaller settlements in their areas.

Developments must have regard to the Design Statement. Low to medium densities would be encouraged.

Objective SG 2

It is an objective of the County Council to prepare Village Design Statements in order to encourage sympathetic design of new buildings into existing villages for the following areas:

Table 2.3 Local Growth Towns

Bree	Arthurstown,	Duncormick	Craanford
Curracloe	Duncannon	Rosslare	Oilgate

2.3.6 Village Growth Areas

These areas are the lowest of the hierarchical layers. These settlements tend to have a limited service base but provide an important focal point for the larger surrounding hinterland. The National Spatial Strategy acknowledges that persons from urban areas may seek a rural lifestyle, and that small towns and villages have a key role in catering for this demand. This strategy recognises that vibrant communities living in these settlements have a major role in sustaining the rural economy.

The County Council is committed to maintaining vibrant rural communities and will look favourably upon proposals for the development of existing villages and settlements, providing that such developments are of a scale that is subservient to the existing character of the village. Low density developments would only be acceptable in these villages.

2.3.7 Rural Settlement Strategy

The Rural Settlement Strategy, as set out in the Plan is based on the National Spatial Strategy 2002-2020, the Regional Planning Guidelines and the Sustainable Rural Housing Guidelines for Planning Authorities 2005 issued by the DoEHLG. The strategy is also linked to other key elements such as the Housing Strategy, demonstrated development pressures, and associated projections such as future population levels, etc.

2.3.8 New Village Settlements

The Council may proceed to prepare Local Area Plans to facilitate the development of new rural communities. In such cases where it is prudent to lift the burden of development from small settlements, where it can be proven that such a development would be consistent with the spatial and sustainable development of the County, new villages will be considered.

The development of such communities will be dependent upon the availability of public transport or alternative transport, the provision of adequate social facilities, the suitable disposal of waste water in addition to a high standard of urban design and sustainable building design.

Objective SG3

The Council, having regard to the proper planning and sustainable development of the area, will consider the development of new rural settlements. Such schemes will be subject to the preparation of a Local Area Plan by the County Council.

2.4 Rural Housing Policy

Wexford 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. In meeting this commitment, the Council recognises the need to permit the development of rural housing in suitable locations, on a scale and at a pace which will not unduly impact on Wexford's high quality rural environment and distinctive spatial character.

It is therefore necessary to draw up a fair and balanced policy that will protect the rural environment from over-development whilst also reinforcing and strengthening rural communities in County Wexford.

The Council's aim is to provide for rural housing to:

- meet the needs of rural people and their families who have strong ties to a particular locality and to those who need to reside in rural areas for employment or other essential economic and social reasons.
- Control the amount of sporadic speculative development which should more appropriately be located on serviced lands in towns and villages
- To monitor the effectiveness of the Rural Housing Strategy so as to avoid excessive levels of or inappropriately located development.

2.4.1 Identification of Rural Area Types

In line with the recommendations of the Sustainable Rural Housing Guidelines, the Planning Authority examined the population trends in the County and looked at the demand for development in rural areas.

Population densities were calculated based upon the preliminary Census 2006. The densities are measured by calculating the number of persons per hectare within electoral divisions, as per the breakdown in the preliminary Census data 2006. The results give an indication of a population's disbursement across the County, and calculating the population density of an electoral division gives an accurate indication of the spread of population within the County.

identification of areas, which are under pressure for development.

These areas are shown on Map 2. It should be noted that this is a generalised map indicating broadly the location of different types of areas in relation to which individual applications will be assessed in more detail on their merits.

Context

According to the preliminary Census 2006, the South East region has an average population density of .49 persons per hectare, while the State hosts .32 persons per hectare. County Wexford as a whole has a population density of .55 persons per hectare of land. However, the population density varies significantly across the County.

Having regard to the Sustainable Rural Housing Guidelines, the Planning Authority has identified three broad rural area types within the County:-

- Areas under Strong Urban Pressure;
- Stronger Rural Areas, and
- Structurally Weak Rural areas.

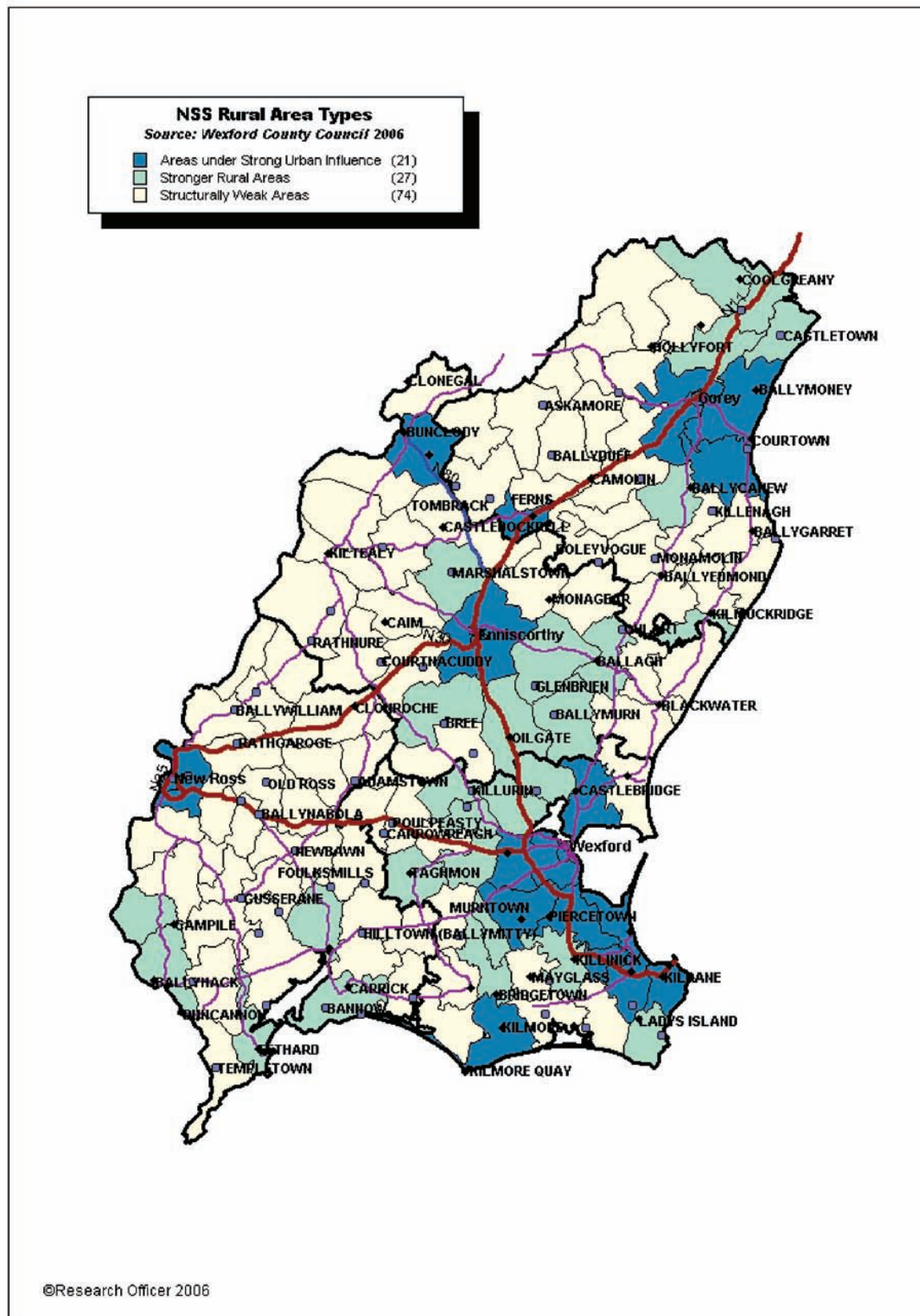
In selecting the criteria used to identify the three rural area types the following densities were calculated:

6.0 + Above the County Average
Areas under Strong Urban
Pressure

3.3 – 5.9 Above County & State Average
Stronger Rural Areas,

0.1 – 3.3 Below County Average
Structurally Weak Rural areas

This gave an indication of population growth and distribution and allowed for the



Map 2 Rural Area Types

2.4.2 Areas under Strong Urban Influence

Areas classified as under Strong Urban Influence are shown on Map 1. These areas display the greatest pressures for development due to their:

- Proximity to the immediate environs or close commuting catchment of large towns;
- Rapidly rising populations;
- Location in areas of considerable pressure for housing development and proximity to large urban centres; and
- Proximity to major transport corridors with ready access to urban areas.

The key development plan objectives in this area are:

- to facilitate the housing requirements of persons with rural linkages (see section 2.2.6), subject to satisfying site suitability and technical considerations,
- to direct urban generated development to areas zoned for housing in the adjoining towns, villages and settlement nodes.

Policy RSS 1

The Council shall cater for the housing needs of persons with rural linkages who have a requirement to live in the area.

Policy RSS 2

Urban generated housing development shall be directed into designated settlements.

2.4.3 Stronger Rural Areas

In these areas (see Map 1) population levels are generally stable both within well developed village structures and in the wider rural hinterlands around them.

This stability is supported by a traditionally strong economic base. The criteria for facilitating development in these areas will be to accommodate individual houses in rural areas and to actively stimulate the development of houses in settlements so as to provide for balanced urban and rural choices in the new housing market.

The overall policy approach is to facilitate the development of rural housing for the applicants

own use, where the applicant has been resident in the County for a period of not less than ten years.

Policy RSS 3

The Council shall give priority to the development in settlements with adequate wastewater and water supply infrastructure and those settlements targeted for infrastructural investment (see table 2.2 and 2.3)

2.4.4 Structurally weak rural areas

These areas exhibit characteristics such as lower population growth and density as well as a weaker economic structure. (see Map 1)

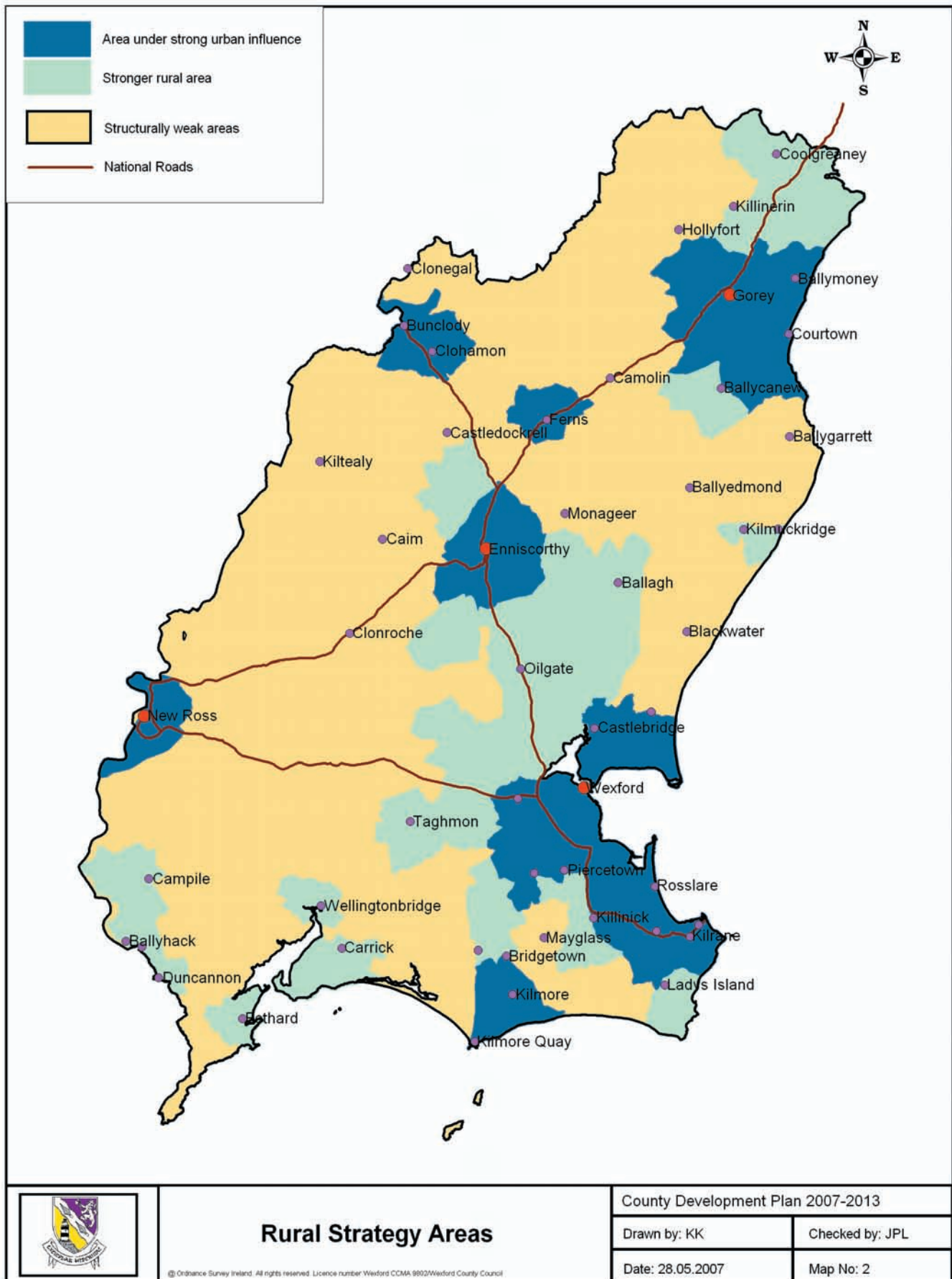
A number of these areas correspond with the designations of high visual and scenic amenity as identified in the Landscape Assessment Character and vulnerable areas such as EU Designated Sites. The capacity of the landscape to absorb development will be a major consideration in the assessment of proposals in such areas.

The criteria for facilitating development in these areas will be to accommodate demand for permanent residential development houses in rural areas and to actively stimulate the development of houses in settlements.

Further revitalisation of these areas will be achieved by implementing other Development Plan policies which will aim to facilitate development opportunities by stimulating the regeneration of these weaker rural areas through the promotion and support of economic development initiatives like agri-tourism, cottage type industry and local enterprise, as referred to in Chapter 4: Economic Development.

The Sustainable Rural Housing Guidelines promote the provision of appropriate levels of tourist housing at suitable locations in Structurally Weaker Rural Areas. Wexford County Council in assessing such proposals will have regard to their ability to stimulate economic activity and population growth, while ensuring that these areas are not unduly damaged.

2 Rural Energy Areas



Furthermore the local service centres identified in Tables 2.2 and 2.3 of this Plan, will provide the impetus for employment and population stability and sustained growth in the longer-term.

Policy RSS 4

The demand for permanent residential development in Structurally Weak Rural Areas should be accommodated as it arises, subject to proper planning and sustainable development of the area.

2.4.5 Occupancy

All planning permissions granted for single houses on unzoned land in the areas identified as “Areas Under Strong Urban Pressure” and Stronger Rural Areas, with the exception of development in settlements referred to in Table 2.1, 2.2 and 2.3 shall be subject to an occupancy condition, pursuant to Section 47 of the Planning and Development Act 2000. The period of occupancy will be limited to a period of five years from the date of first occupation.

Policy RSS5

The Council shall attach an occupancy condition to all individual one off rural dwellings on un-zoned land in areas defined as Under Strong Urban Pressure and Stronger Rural Areas, pursuant to Section 47 of the Planning and Development Act 2000, restricting the use of the dwelling to the applicant and their immediate family, as a place of permanent residence. The period of occupancy will be limited to a period of five years from the date of first occupation.

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 use of the dwelling as a permanent-primary residence. Subsequent applications by individuals who entered into occupancy agreements 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 seven year period referred to in section 2.4.5

- Areas under Strong Urban Pressure; Applicants must have rural linkage – occupancy and permanent residency will be applied to all permissions
- Stronger Rural Areas
Open to applicants from County Wexford building their own home- occupancy and permanent residency will be applied to all permissions for single houses
- Structurally Weak Rural areas.
Speculative development will be considered- permanent residency conditions will be applied

2.4.6 Rural Linkage

To establish rural linkage, the applicant must demonstrate to the satisfaction of the Planning Authority, that he/she can comply with one of the following criteria:

- Immediate family member (son, daughter, mother, father, sister, brother) of an existing householder, who owned the property for a minimum of five years, wishing to build a permanent home for their own use in the local area;
- A farm owner or an immediate family member (son, daughter, mother, father, sister, brother, heir) wishing to build a permanent home for their own use on family lands;
- An immediate family member wishing to live adjacent to elderly parents to provide care and support or vice versa;
- Persons working fulltime or part-time on a permanent basis, in a specific rural area who by the nature of the work need to be close to the workplace;
- Persons who were born and lived for substantial parts of their lives in a specific rural area, who then moved away and who now wish to return to their home places to reside near other family members, to work locally, to care for elderly family members or to retire;
- Any persons who can demonstrate the need to live in a particular environment or close to family support
- Applicant's who are first time buyers and who have been resident in the local urban area for a period not less than 10 years

2.4.7 Cluster Development

Cluster type development will be permitted in principle in rural areas defined as Structurally Weak Rural Areas (section 2.4.4). Cluster developments in such structurally weak areas shall consist of a group of between two and five houses, on a definable plot with natural screening, with suitable and adequate infrastructure and services. The cluster layout should reflect what is appropriate to the site.

Consideration may be given to cluster type developments of up to a maximum of 3 houses within the rural areas defined as Stronger Rural Areas (section 2.4.3). The onus shall be on the developer/applicant to clearly demonstrate that there is not an over concentration of existing or permitted rural housing within the locality and that the development can be easily accommodated without negative impact on the visual amenity of the area. A cluster development will only be considered within a definable plot with natural screening, with suitable and adequate infrastructure and services.

All cluster type developments shall be subject to the following;

- Permanent residency conditions will apply on all dwellings
- Individual wastewater treatment system within each dwelling site and a potable water supply
- High quality innovative standard of design, layout, and siting in-keeping with rural setting and which avoids the adverse effects of over development
- Have regard to the guidance contained in the Landscape Character Assessment and seek to minimise the visual impact in areas designated as Sensitive and Vulnerable Landscapes.
- Compliance with Section 10.06 Building Sustainably

Chapter 3 TRANSPORTATION

3.0 Transportation

3.1.0 Context

3.1.1 Sustainable Transport

3.1.2 Cycling and Walking

3.2 Traffic Management and Road Safety

3.2.1 Major Road Proposals

3.3.0 Roads

3.3.1 National Roads

3.3.2 Regional Roads

3.3.3 County Roads

3.3.4 Road Side Services

3.4.0 Rail

3.5.0 Bus

3.6.0 Ports

3.7.0 Airports

3.0 Transportation

3.1 Context

The County Council's long term objective is the development of an integrated sustainable transport system involving road, rail, bus, cycling and walking delivered by a range of providers and operators, both public and private.

Land use planning and transport planning are inextricably linked and their proper integration is a key determinant of the sustainability of development in transport terms. Appropriate land use and practice is a necessary condition for successful transport management. Where development is properly integrated with transport, the people who travel to or from a development will have a range of transport choices. Where transport choices are available, management measures to encourage travel by means other than car becomes more acceptable.

It is recognised that the provision of roads infrastructure is an essential element of transport provision within the County. Therefore close integration of transportation and land use is vital in order to ensure the provision of the most effective links, the minimisation of the demand for travel and the most efficient use of resources. The development of an efficient strategic transport system facilitating the movement of people, goods and services is essential to the future economic and social development of Wexford. The Council is aware of its obligations to Local Agenda 21 with respect to reducing non-renewable fuel consumption. This can be achieved by discouraging the use of private transport in favour of public transport, cycling and walking.

Objective T1

To promote the development of public transport, cycling and walking as an alternative to private car traffic by facilitating and promoting the development of the necessary infrastructure.

3.1.1 Sustainable Transport

Throughout the previous decades planning of the built environment was dictated primarily by the geometry of road design. This has had the effect of encouraging car use, even for journeys which could be better made by walking or cycling.

Reversing this trend means designing with all forms of movement in mind, not just the design of road layouts. Whenever possible, movement on foot, by bicycle or by public transport should be as easy and convenient as using the car. This does not mean excluding the car, what is required is an appropriate balance between traffic and other uses to help create attractive, lively, safe and interesting environments.

In order to facilitate the integration of transport links and to successfully incorporate new developments into existing transport routes, the Council will require **Transportation Assessment** for strategically important residential or mixed use developments. These Integrated Design Briefs will focus in particular on layouts for walking, cycling and public transport. Developers may be required to undertake consultations and prepare options for consideration by the Planning Authority. Ideally this process should be undertaken prior to the submission of a planning application.

Policy ST 1

The Council will require Transport Assessments to be prepared for large residential or mixed use developments

3.1.2 Cycling & Walking

Cycling and walking are an environmentally friendly, fuel efficient and healthy mode of transport. Both are highly accessible and sustainable alternatives to vehicular-based transport. However both cycling and walking play minor roles as modes of transport within the County due to the increase in car ownership and the dispersed rural population within the County. The benefits to the individual and wider public of cycling and walking in general are well documented.

The provision of designated cycle routes, walk ways and improved footpaths will facilitate and support the tourist industry by allowing for the development of cycling and walking holidays and enhancing the local tourist product while also catering for local cycling and walking needs.

Improved standards for mobility impaired and disabled persons will be required to facilitate a safer road environment. The Council will continue to work with the Disability interest groups to develop improved standards of construction.

Objective T2

Promote walking and cycling as sustainable transport modes and healthy recreation activities throughout the County.

Objective T3

Promote cycling and pedestrian friendly development layouts, provide facilities at public transport nodes, towns and villages, plan for and make provision for the integration of cyclist and pedestrian needs when considering new proposed development proposals.

Objective T4

Promote cycling and walking facilities as integral and part of the provision of vehicular traffic facilities.

Objective T5

To provide drop kerbs at all junctions and central island refuges to facilitate ease of access for wheelchair users, the elderly and mobility restricted members of society.

3.2.0 Traffic Management and Road Safety

In recognition of the fact that traffic has become a major issue for the larger towns in the county, it will be an objective of this Council to seek the highest standards of traffic management in order to promote and sustain the economic viability of the towns and villages in County Wexford.

Objective T6

Promote best practice in traffic management through sustainable development of towns and villages that minimise traffic intrusion and maximises the safety of vulnerable road users in towns while facilitating ease of access for servicing, retail and residential needs in the towns.

Objective T7

Promote the use of Road Safety Audits for all new traffic management and road developments on and adjacent to the National Road network.

Objective T8

Reduce the impact of Heavy Goods Vehicles on the environment of major towns of the county.

Objective T9

Promote the development of inner relief routes for traffic in the towns of Gorey, Wexford, New Ross and Enniscorthy.

**3.2.1 Major Road Proposals**

Having regard to existing major road infrastructural needs and the Governments Transport 21 Plan, the Council recognise the strategic role of roads in the absence of strong public transport facilities, investment in roads development will continue to be a priority over the Plan period.

It is envisaged that significant investment funds will be made available through the National Development Plan 2007-2012 for national roads development with an emphasis as per the previous plan on the completion of the Trans-European Networks and major inter urban routes.

The following schemes outline the proposals of the Council in association with the National Roads Authority and central government to improve and construct new National Roads within the lifetime of the plan subject to finance being provided.

Route	Scheme
N11	Gorey Bypass Enniscorthy Bypass Enniscorthy/Gorey
N25	New Ross Bypass Rosslare Harbour/ Wexford
N30	Clonroche / New Ross

Objective T10

To facilitate and enable the development of major National Road proposals within the lifetime of the Plan.

3.3.0 Roads

While Wexford County Council is committed to the promotion of sustainable means of travel including public transport, walking and cycling, and the encouragement of modal change from private car use to these means, the Council recognises that the roads infrastructure will remain an important component of the national, regional and local transportation network. Although directly responsible for a limited number of road development projects, the Council is committed to providing those elements of the transport system that are within its remit and to facilitate the development of those elements provided by other agencies and other bodies.

3.3.1 National Roads

In facilitating the completion of the National Road network the Council will:

- Safeguard the carrying capacity of the National Road network through the restriction of the number of access points onto the network and to discourage the intensification of use of existing access points.
- Preserve free from development, proposed road realignment/improvement lines and associated corridors, where such development would prejudice the implementation of National Roads Authority or County Council plans. Ensure that development proposals are compatible with the effective management and safe movement of traffic on the National Road network.
- The Council anticipates that over the lifetime of the Plan, a number of new junctions on the National Road network will be required and that existing junctions will need upgrading to cater for the continued economic growth of the County.

Policy TP 2

The Council shall presume against development within road reservation corridors, identified for National Road developments.

Policy TP 3

The Council shall seek to prevent incompatible land uses on lands adjacent to existing road junctions on the National Road Network in order to facilitate the upgrading of these junctions.

Policy TP 4

The Council shall require any development proposal in the immediate proximity of the National Road Network to show that the proposed development complies with the National Roads Authority policies.

Objective T11

To bring National Roads up to appropriate standards in association with the National Roads Authority as resources become available.



3.3.2 Regional Roads

Regional Roads form an important part of the major road network system in the County. Planned investment will specifically enhance the role, level of service and safety of the network. In order to secure maximum return from this investment, to promote public safety and maintain their strategic importance, Regional Roads in the County have been designated Class I & Class II based on their significance and levels of traffic. Class I Regional Roads carry levels of traffic close to that of some National Roads.

Policy TP 5

It will be the policy of the County Council to restrict new developments requiring direct access to the following Class I Regional Roads:

- **R733 from Wexford to Arthurstown to Ballyhack.**
- **R739 from N25 junction to Kilmore Quay**
- **R741 from Wexford to Gorey**

This policy will not apply in the following locations and circumstances:

- within the development boundaries/built up areas of towns, villages or settlements or within the development area boundary of a town or village as defined in a Town and Village Plan;
- in areas where a speed limit of 50 – 60 k.p.h. applies;
- farmers and their sons or daughters proposing to build a dwelling house for their own use provided the dwelling is located in close proximity to the farm complex or to an existing cluster of development;
- infill sites in an existing cluster of development;
- sub-division of dwelling house sites to provide a dwelling for a son or daughter of the original site owner for their own use.

Policy TP6

The Council shall restrict access onto the Class II Regional Roads to those applicants that can demonstrate a need of access from such roads.

Policy TP7

The Council shall manage regional roadways in an economical and sustainable manner with a particular emphasis on safety.

Policy TP8

The Council shall manage Regional Roads in such a manner that takes appropriate account of the Settlement Strategy.

Objective T12

The Council shall seek to have the important Regional Road, R700 between New Ross and Kilkenny upgraded.

3.3.3 County Roads

County roads, also known as Local roads, form the backbone of the roads network in the County. County roads are primarily service roads of great benefit to the immediate community served.

Objective T13

To continue improvement works on County roads so as to develop a safe and comprehensive road system for the County.

On heavily trafficked and relatively free flowing sections of the County Road Network, the Council treats such sections as it would a Regional Road (Class 2) for planning purposes having particular regard to sight distances and set back distances.

3.3.4 Road Side Services

Consideration will be given to the provision of road side service stations where there is clear evidence of need and where traffic and environmental problems and impact on the local retailing structure can be minimised. Facilities will generally not be acceptable in rural areas where the maximum speed limit applies. Proposed road side services must comply with the development policies of the National Road Authority. Suitable sites for these facilities will be considered during the plan period. The Planning Authority in assessing applications for Road Side Services will have regard to the NRA Policy Statement 'Provision of Service Areas and Rest Areas on Motorways and High Quality Dual Carriageways'

3.4.0 Rail

Rail infrastructure in County Wexford consists of the Rosslare to Dublin line and the Rosslare to Waterford line.

Both lines are used for freight and passenger transport purposes. The Rosslare Dublin service carried some 400,000 passengers in 2005. The Rosslare to Waterford line's primary purpose was for the transportation of sugar beet. This rail link is under-utilised due to ageing infrastructure and outdated rolling stock and coupled with the loss of sugar production the viability of this railway line is under threat.

It is an objective of the Plan to upgrade this route and the settlement strategy aims to underpin this policy by promoting settlement patterns that utilise this transport node.

Policy TP10

Encourage the use and further development of the Mainline Rosslare to Dublin Rail corridor.

Policy TP11

The Council shall promote the growth and development of settlements on existing public transport routes.

Objective T14

To seek the ongoing upgrading of the Rosslare – Waterford rail service for passengers and freight.

Objective T15

To support Iarnrod Éireann's policy of protecting and where possible, expanding existing rail corridors by restricting development on existing train routes.

Objective T16

The Council will seek to promote the development of rail lines and commuter services including the development of the New Ross Waterford and Wexford/Waterford Commuter services.

Objective T17

The Council will seek to develop integrated transportation by the provision of car parking, cycle parking, bus stops and taxi ranks next to existing and proposed railway stations.

Objective T18

The Council will prevent development on all existing disused rail lines.



3.5 Bus

Public Bus Transport services play a vital social role in urban and rural communities, linking rural areas with settlements and essential services, such as schools and healthcare.

There are five categories of bus transportation currently serving County Wexford:

- Bus Eireann expressway long-distance services, linking Wexford with Dublin, Waterford & Carlow;
- Bus Eireann school bus services operated on behalf of the Department of Education and Science;
- Private mini-bus services;
- Urban (Wexford & Enniscorthy Town) bus routes; and,
- Community bus routes, provided in association with the Rural Transport Initiative

Policy TP12

The Council shall support the provision of public transport services by reserving land in suitable locations for public transport infrastructure and ancillary facilities, such as parking, taxi ranks and bus lanes.

Policy TP13

The Council will support local and, community transport services by co-operating with various public and private agencies who are transport providers within the County in the co-ordination and provision of new services and improvement of existing services and associated transport related infrastructure in the interest of reducing social isolation.

Objective T19

To facilitate the development of public transport schemes, which improve quality of life and encourage sustainable transport modes, including the provision of bus stops and shelters in rural settlements, the Council will actively support the Rural Transport Initiative of the National Development Plan 2007 – 2012 as a community based approach to tackling social exclusion caused by lack of access to transport.

Objective T20

The Council will explore the provision of park & ride and park and walk facilities for the main urban areas.

3.6 Ports

County Wexford is serviced by two important ports. The most significant is Rosslare Europort, with the other important port being the New Ross Port Company located in Stokestown on the outskirts of New Ross.

Wexford County Council recognises that the continued development of Rosslare Europort is of strategic importance for the development of industry, tourism and commerce in the South East Region as well as the County itself. Development of the existing facilities would contribute significantly to the economic development of the County.

New Ross port specialises in the handling of both dry and liquid goods. The Council where possible will facilitate the expansion of current port facilities and associated port activities.

Policy TP14

The Council shall maximise the economic potential of the Rosslare port facilities and promote the development of associated port related employment.

Policy TP15

The Council shall promote and support the role of harbours, ports, piers and slipways in facilitating and developing sustainable fishing, marine activities, recreation and other related activities.

3.7 Airports

Waterford Regional Airport is located to the south of Waterford City, and has a critical role to play in the economic development of the South East Region in terms of attracting industry and generating increased economic activity. The availability of adequate road linkages with Wexford, integration and co-ordination with public transport services, are key elements to the further development and expansion of economic opportunities created by Wexford's proximity to Waterford Regional Airport.

Objective T21

To promote and support the development of Waterford Regional Airport to an International Airport Facility as a means of increasing the economic returns to County Wexford by securing ease of access to the County from both national and international travellers/ business people.

Chapter 4 ECONOMIC DEVELOPMENT

4.0 Economic development

- 4.1.0 Policy Context
- 4.1.1 National Spatial Strategy
- 4.1.2 Regional Planning Guidelines
- 4.1.3 County Development Board

4.2.0 Strategy

- 4.2.1 Sustainable Economic development
- 4.3.0 Rural Development
 - 4.3.1 Agriculture
 - 4.3.2 Forestry
 - 4.3.3 Fisheries
 - 4.3.4 Extractive Industry
 - 4.3.5 Sand Pits

4.4.0 Retail Strategy

- 4.4.1 Sequential Approach
- 4.4.2 Shops in Rural Areas and Small Villages

4.1 Policy Context

This chapter of the plan sets out the employment and industry strategy for County Wexford for the Plan period and beyond. The strategy includes policies and objectives which encourage and facilitate the expansion of existing industry and the creation of new industry without compromising environmental standards, thereby creating an environment that is attractive to potential employers.

The strategy is based upon the principles of the National Spatial strategy, the South East Regional Planning Guidelines and the Wexford County Development Boards Strategy 'Remodelling the Model County'

4.1.1 National Spatial Strategy

The National Spatial Strategy (NSS) states that the characteristics, location, concentration and distribution of future economic activity will have a crucial bearing on the achievement of a more balanced spatial development.

The NSS has identified international trends influencing the location of enterprises; these trends will have a significant influence on the location of employment and industry within the County. These trends include:

- tendency towards spatial concentrations of technology intensive companies;
- the attraction of skilled workers towards urban areas;
- the growing importance of services which have reinforced the role of large centres of population.

Future trends identified in the NSS and which will have an important impact on the economic development of the County include:

- majority of new jobs will be created in the service sector;
- preference for companies to locate near major points of consumer demand;
- importance of local services to cater for an expanding and ageing population;
- increased investment in research, design and innovation in order for companies to remain competitive;

- regions with a strong population base will support the required business infrastructure and will continue to attract industry;
- high quality locations necessary for business to attract skilled labour;
- access to customers, suppliers and other sources of information will remain critical requirement for business success.

4.1.2 Regional Planning Guidelines

The RPG for the South East Region identifies:

- provision of first class business and technology parks;
- development of quality industrial estates to accommodate small to medium size indigenous enterprises;
- development of higher education and training facilities
- additional incubator units at other locations.

4.1.3 County Development Board

The Wexford County Development Board is committed to developing a vibrant local economy by:

- developing a strong business culture;
- attracting foreign investment;
- promoting indigenous industry;
- promoting the development of micro enterprises;
- developing a strong agricultural and horticultural sector.



4.2.0 Strategy

It is the policy of this plan to build on the strengths and opportunities of County Wexford so that economic growth can be encouraged in a sustainable manner in order to create employment opportunities for all sectors of the community.

Whilst recognising that the economy remains robust, economic analysis of the County highlights the following issues:

- unemployment has fallen significantly in the period of the last plan 2001 – 2006 but is still above the national average
- income per capita is amongst the lowest in Ireland
- heavy reliance on ‘traditional economic’ areas (manual & agricultural services)
- Farming remains relatively strong; however farm incomes have remained stagnant
- The County attracts less than 5% of overseas visitors and generates less than 2% of the Country’s overseas tourism revenue

4.2.1 Sustainable Economic Development

In formulating policies to promote economic development the plan will:

- build upon the county’s strengths such as its strategic location and good road infrastructure;
- seek to promote economic development in co-operation with other agencies where appropriate;
- promote the continuous upgrading of our infrastructural network to encourage and facilitate economic development;

In order to achieve this :

Policy ED 1

The Council shall seek to optimise the use of existing industrial lands and factory space in towns and villages in conjunction with the IDA and other development organisations.

Policy ED 2

The Council will ensure that sufficient serviced land is available for enterprise and employment related development. The Council will ensure that suitable industrial lands are protected from inappropriate development that could compromise the economic potential of these lands.

The development of specific key strategic opportunities in sectors such as science and technology, healthcare, retail, tourism, leisure and local services for the counties growing population is also promoted. Specific approaches to individual areas and sectors are set out in more detail in the various sections of the plan. These include reducing commuting via integrating land use and transport planning, and facilitating small and home based enterprise.

4.3 Rural Development

County Wexford remains predominantly rural in character with a large rural population, although in line with national trends the process of urbanisation is continuing to grow and gain more momentum (see County Profile). This is due in part to the decline of the economic significance of the traditional agricultural base.

The Council will promote the development of a healthy sustainable rural economy by supporting rural diversification to compensate for reduced employment opportunities in agriculture. The Council will implement the following policies:

Policy ED3

The Council shall support the development of micro enterprise in rural communities provided that such uses do not unduly interfere with the amenities of the area.

Policy ED4

The Council shall encourage the sensitive utilisation of environmental and cultural assets as a basis for economic development including rural tourism, forestry, organic farming, biomass production, nurseries, agri-business

Policy ED5

The Council shall support the development and expansion of resource based rural activities including timber and aggregates industry, providing that such activities are not unduly damaging to the environment, amenities and heritage of the area.

Policy ED6

The Council will facilitate development in industrial or business development in rural areas where the proposed use has locational requirements that are best accommodated in rural areas and this requirement has been demonstrated to the satisfaction of the Planning Authority provided the resultant development is of a size and scale which is appropriate to the area and such activities are not unduly damaging to the environment, amenities and heritage.

4.3.1 Agriculture

County Wexford traditionally has a strong agricultural base and primary and secondary agriculture still plays an important role in the County's economy. Although the economic character of rural areas is no longer synonymous with agriculture, the sector remains an important contributor to the economic and social viability of rural areas, and continues to play a defining role in the rural landscape.

The Council recognises the importance of agriculture for sustaining, enhancing and maintaining a viable rural economy. The 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 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. Wexford County Council will support the production of energy crops on set aside land throughout the county.

Policy ED 7

The Council shall promote environmentally friendly systems of agricultural production and processing through the continuation of control of farmyard pollution and REPS

Policy ED 8

The Council shall encourage the development of sustainable alternative agricultural enterprises and non agricultural enterprises as a means of supporting a viable rural community subject to the retention of the holding's primarily agricultural use and the proper planning and sustainable development of the area.

Objective ED 9

The Council shall take a positive approach to development proposals which are necessary to achieve compliance with new environment, hygiene or animal welfare legislation.



4.3.2 Forestry

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 Council recognises the importance of forestry, its value added potential, and the opportunities it offers for on-farm diversification. The National Government is committed to developing a strong forestry sector in Ireland and has set a target to increase the national forest estate from 9% to 17% of land cover. The County will seek facilitate the projected growth of the forestry sector.

Policy ED 10

The Council shall encourage forestry in a manner that is sustainable and in harmony with the surrounding landscape, ensuring that no undue injury is caused to natural waters, wildlife habitats or conservation areas.

Policy ED11

The Council shall encourage a diversity of species in afforestation proposals and in particular shall 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 and biodiversity resulting from monoculture.

Policy ED 12

The Council shall encourage the establishment of primary, secondary and tertiary forest based processing industries.

4.3.3 Fisheries

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. 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.

Policy ED 13

The Council shall encourage the further development of the aquaculture industry at appropriate locations, having regard to existing and proposed designations for environmental and habitat protection.



4.3.4 Extractive Industry

The Council recognises that the aggregate and concrete products industry contributes to the development of the national and local economies by the proper use and management of natural resources for the benefit of the community and the creation of employment opportunities. These products are required as essential building materials in the social and economic development process including the provision of housing and infrastructure.

The National Guidelines on Quarries and Ancillary Activities for Planning Authorities 2004 (DOEHLG) forms the guiding document against which applications for quarries and ancillary activities will be considered. The guidelines document also requires Local Authorities to identify and safeguard major deposits, which may have a regional or national importance. This does not imply a blanket ban on all forms of development, but consideration should be given to the fact that the proximity of major developments could effectively sterilize such deposits. Wexford County Council will seek to safeguard these valuable resources for future extraction.

Policy ED 15

Where important mineral resources have been identified and are suitable for extraction, the Council will seek to prevent incompatible land uses in the vicinity of these resources which could limit their future exploitation

The County Council also recognises that this industry has the potential for significant adverse impacts on the environment and local communities. It may create conflicts with other land uses and cause damage to the public roads infrastructure. The County Council will ensure that development for aggregate extraction, processing, delivery and concrete production is carried out in a manner which minimises these potential adverse impacts.

Policy ED 16

The Council shall minimise environmental and other impacts of mineral extraction through rigorous application of licensing, development management and enforcement requirements for quarry and other ancillary developments.

Policy ED 17

The Council shall have particular regard to visual impacts, methods of extraction, noise levels, dust prevention, protection of rivers, lakes and other water sources, impacts on residential and other amenities, impacts on the road network (particularly with regard to making good damage to roads) road safety, phasing, re-instatement and landscaping of worked sites.

4.3.5 Sand Pits

The Council recognises that the Sand Pits at Ballyconnigar are a significant, locally resource based, economic activity that provides employment. The Council is committed to sustaining and enhancing the economic activities of these sand pits subject to the proper planning and sustainable development as well as the protection of the amenities and natural resources of the area. However, the Council recognises that some existing extraction activities are having an undue adverse effect on the environment, heritage and residential amenities of the area. The Council will only promote further quarrying activity within the context of a comprehensive management framework for the area as a whole.

Objective ED1

The Council will prepare an Action Area Plan to facilitate sand extraction while protecting the environment and residential amenities of the area.

This will facilitate and support development management decisions for the continued extraction of minerals whilst ensuring orderly development and protecting the environment and amenities of the area.

4.4.0 County Retail Strategy

The Wexford County Retail Strategy provides the specific policies and proposals that will help to achieve a balanced, efficient, equitable and sustainable retail development. The framework set out in the Retail Strategy was examined as part of the review of the County Development Plan. The review has reaffirmed as appropriate and valid the main findings of the retail strategy. These are:

- The retail hierarchy
- Core Retail Areas
- The Sequential Approach
- Spatial Distribution of New Retail Development
- Consideration of Need

The Wexford County Retail Strategy makes projections for the retail space requirements for both convenience and comparison goods shopping for 2011 and 2016. The review of the retail strategy has updated these projections using the population projection forecast, which are used throughout this Development Plan and which are based upon the latest data available from the preliminary census 2006.

Objective RD 1

To sustain and improve the retail profile and competitiveness of County Wexford within the retail economy of the South East Region and beyond.

Objective RD 2

To confirm a retail hierarchy which assists in defining the County's settlement strategy and objectives and provides clear guidance on where new retail floor space is acceptable.



4.4.1 Sequential Approach

In meeting the aims of the retail strategy, policies and proposals in respect of the location of retail development should be in accordance with the principles set out by the sequential approach in the Retail Planning Guidelines for Planning Authorities. The sequential approach can be summarised as follows;

- The preferred location for new retail development, where practical, available and viable is within town centres,
- Where it is not feasible to provide the form and scale of development that is required on a site within a town centre consideration can be given to a site on the edge of the town centre.
- Out of town centres will only be considered where there is no town centre or edge of town centre sites available.

Policy RD1

The Council shall ensure that all Retail Development is in accordance with the Retail Planning Guidelines 2000 as amended and the Wexford County Retail Strategy.

Policy RD2

The Council shall facilitate the vitality and viability of existing retail centres and encourage the provision of appropriate retail uses and services in the County.

Policy RD3

The Council will encourage and facilitate the enhancement and environmental improvement of the County's main town and village centres and through the Local Area Plan process.

Policy RD4

The Council shall ensure that a retail impact assessment shall be prepared by the applicants of large retail developments which will fully assess alternative sites to the satisfaction of the Planning Authority.

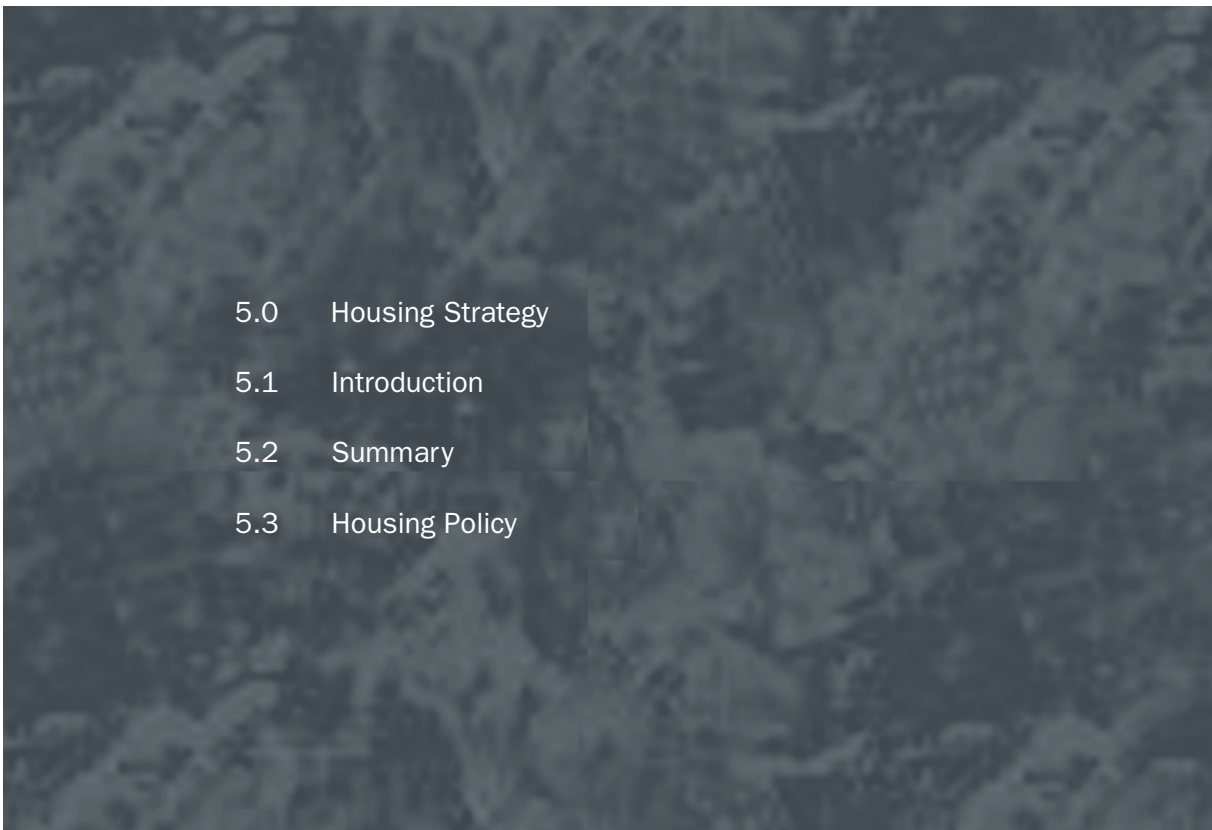
4.4.2 Shops in Rural Areas and Small Villages

These facilities play a vital role in the social and economic development of rural areas, particularly if located in conjunction with other services such as post offices, and small filling stations. The Council will encourage the retention and improvement of these facilities and the provision of new facilities on a scale appropriate to the needs of the local community in existing settlements or clusters of development in support of its policy on promoting sustainable rural development.

Policy RD 5

Proposals for the development or extension of village and other shops designed to meet the day to day need of the local population will generally be permitted subject to the proper planning and sustainable development of the area.

Chapter 5 HOUSING STRATEGY



- 5.0 Housing Strategy
- 5.1 Introduction
- 5.2 Summary
- 5.3 Housing Policy

5.1 Introduction

This section, together with detailed documents, outlines the Council's Housing Strategy under Section V of the Planning and Development Acts 2000-2006 for the period 2007 – 2013, and replaces the existing strategy for the period 2001-2006.

In accordance with its statutory requirements, the Council will endeavor to meet the needs of those requiring accommodation through its own house building programme and a range of social housing options.



5.2 Summary

Wexford County Council's Housing Strategy is prepared in accordance with Part V of the Planning & Development Acts, 2000-2006 and Part II of the Planning & Development (Amendment) Act 2002.

This Strategy is for the period 2007 – 2013 which is the lifetime of this Development Plan, it replaces the Housing Strategy which was adopted in 2001. The Planning & Development Act, 2000 specifies that the Housing Strategy will:

- Estimate the existing and likely future need for housing in the area, and ensure that sufficient zoned and serviced land is made available to meet such needs;
- Provide that as a general policy, a specific percentage (not exceeding 20%) of the land zoned in the Development Plan for residential use, or for a mixture of residential and other use, shall be reserved for those in need of social and affordable housing in the area.
- Ensure that a mixture of house types and sizes is provided to meet the needs of different categories of households, including the special requirements of elderly persons and persons with disabilities;
- Counteract undue segregation between persons of different social backgrounds.

5.3 Housing Policy

In pursuit of its Housing Strategy, Wexford Council will in the execution of its own programmes as well as considering the planning applications and programmes of other agencies, developers and individuals, apply the following policies:

Policy HS 1

The Council shall require that 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. This figure may be modified in line with any revision to the Housing Strategy carried out during the period of the County Development Plan.

Policy HS 2

In a case where the Housing Authority consider the preferred Policy HS1 is not appropriate, the Council shall require that developers comply with Part V of the Planning and Development Acts 2005-2006 through the following;

Options available to satisfy the requirements of the Housing Strategy are:

- a). The direct provision of the required number of housing units on completion as determined in accordance with the Strategy, integrated as part of the overall development of a site;
- b). The transfer of a portion of the site which is the subject of the planning application to the Council which will enable the Council to provide the appropriate number of units thereon in satisfaction of the requirements of the Strategy;
- c). The disposal of a number of fully or partially serviced sites within the site to the Council which will enable the Council to provide the appropriate number of units thereon in satisfaction of the requirements of the Strategy.
- d). A financial contribution that is specified in agreement with the Planning Authority
- e). A combination of a), b) c) or d) of the above options.



Chapter 6 INFRASTRUCTURE, ENERGY & WASTE



6.0	Infrastructure, Energy & Waste	
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6.8.6	Anaerobic Digestion	Reduction of Waste
6.8.7	Geothermal	6.9.3 Noise
6.8.8	Gas Network	6.9.4 Litter Management

6.1 Land Use & Infrastructure

The Council is the statutory undertaker for the provision of a range of physical infrastructure within the County. The Council has been actively involved in the provision, upgrading and expansion of infrastructural facilities throughout the County. The provision and improvement of water and waste water infrastructure is essential to the achievement of the Council's social, economic, spatial and environmental objectives.

The following sections of the Plan provide a land use framework to guide and manage the investment programme in the provision of infrastructure in line with the policies, objectives and proposals set out in the National Development Plan 2006 – 2012.

The protection of the counties existing aquifers, watercourses, lakes estuarine and coastal waters is critical for maintaining environmental good status, protecting the health of the communities and allowing for sustainable economic development.

Objective Inf 1

To enhance and protect the built environment through the provision and maintenance of a range of high quality water, wastewater and storm water management systems.



6.2.0 Water Supply

Wexford is a coastal county dependent to a considerable extent on ground water as a source of water supply. Therefore the highest standard of a potable water and sewerage infrastructure is fundamental to achieving orderly sustainable development compatible with the settlement strategy of the Council.

The adequacy of water resources and possible risks to water quality and conservation will assume a high priority in considering development proposals. The County Council is fully committed to protecting these resources and to controlling development which would threaten their integrity.

In support of the settlement strategy the Council will implement a capital investment programme for the provision of water supply in accordance with the overall spatial development strategy and the land use zoning objectives of the town and village plans. The details of the programme are set out below:

National Spatial Strategy - Wexford

Provide the development of the western section of the Fradystown aquifer to supply a safe yield of 21,000 m³/day and associated treatment and distribution systems.

Provide for improvement of existing water treatment, distribution and storage systems serving Wexford town and environs.

Large Urban Centres -

Enniscorthy - New Ross - Gorey

Provide for the expansion and improvement of existing water treatment, distribution and storage systems serving the urban areas and environs of Enniscorthy, New Ross and Gorey through the delivery of regional water supply schemes.

Social & Spatial Centres

Provide for expansion and improvement of existing water treatment plants at Killmallock, Creagh, Taylorstown and Coolgreany.

Provide for the improvement of distribution and storage systems in the south (Fardystown RWSS area) and south west (Hook Head Supply area) of the county.

Policy WS.1

To provide the County with an adequate and reliable public water supply system from which to accommodate an increase in domestic, commercial and industrial needs and to improve the quality and reliability of rural water supply schemes.

Policy WS .2

To continue to implement, monitor and refine the Aquifer Protection Guidelines and prohibit development which would contravene these guidelines. See Table 1 – Aquifer Protection Zones and Map No.4

Policy WS .3

To prepare and implement a comprehensive Groundwater Protection Policy with the overall aim of preserving the quality of groundwater particularly for abstraction purposes

Policy WS .4

To improve the quality of wastewater effluent discharges to meet appropriate wastewater treatment standards including the requirements of European Union Directives.

AQUIFER PROTECTION ZONES	
ZONE 1 – SOURCE PROTECTION ZONE	
SUB ZONE 1A	
EXTENT	10m from public ground water abstractions.
STATUS	Fixed.
PROHIBIT	All activities with any degree of pollution risk.
SUB ZONE 1B	
EXTENT	60m from public ground water abstractions.
STATUS	Variable with geological conditions.
PROHIBIT	Septic tanks. Soakaways of any type. Spreading of sewage sludge. Burial grounds. Waste disposal sites. Storage of industrial chemicals. Storage or disposal of farm chemicals. Foul sewers or house drains.
CONTROL	Application of fertilisers. Spreading of manure or slurry.
SUB ZONE 1C	
EXTENT	250m from public ground water abstractions.
STATUS	Fixed.
PROHIBIT	Waste disposal sites. Storage of industrial chemicals. Intensive agricultural developments. Construction of waste liquid ponds. Construction of soak pits.
CONTROL	Use of farm chemicals.
SUB ZONE 1D	
EXTENT	100m from surface water courses and areas vulnerable to ground water pollution.
STATUS	Fixed.
PROHIBIT	As in sub zone 1B
CONTROL	As in sub zone 1C
ZONE 2 – MAJOR AQUIFER PROTECTION ZONE	
EXTENT	Area underlain by major aquifer.
CONTROL	Waste disposal sites. Storage of industrial and farm chemicals. Construction of waste liquid ponds. Intensive agricultural developments. Construction of septic tanks; one acre sites. Use of farm chemicals. 1 acre sites for conventional sites only.

Policy WS .5

To safeguard potable water sources by controlling afforestation, agricultural, commercial, industrial and domestic development within the identified source protection areas.

This approach has the added advantage of pre-empting demands for inappropriate ad hoc investment while ensuring value for the community in making optimum use of past and current investment.

The Council's water services investment programme proposes to upgrade and extend wastewater collecting and treatment infrastructure on a phased basis, to meet the priorities identified in the settlement strategy and allow for the continued economic and environmental needs of the county.

In addition to its own investment programme, the County Council will consider other solutions for the provision of wastewater infrastructure to service development in towns and villages which accords with the Council's strategic objectives and town and village development plans. This would include installation of treatment plants by developers and/or public/private partnership arrangements. In support of its Settlement Strategy, the County Council will implement, subject to available funding, a capital investment programme for the provision of wastewater treatment in accordance with the hierarchy of needs as identified in the settlement strategy of this plan, details of the programme are set out hereunder;

6.3.0 Wastewater Treatment

The provision of wastewater treatment infrastructure is essential to the economic, social, public and environmental development of the County and to the implementation of the settlement strategy. In addition the continued improvement and provision of this infrastructure is necessary to meet the requirements of the European Directives. While much progress has been made in improving the level and quality of wastewater treatment, a planned focused investment programme is needed to accommodate existing deficiencies but also to cater for growing housing, commercial and tourism needs. The programme set out in this plan is designed to service the present and future needs of the towns and villages where growth will be concentrated in accordance with the Settlement Strategy. Facilitating the planned, phased expansion of towns and villages dispersed throughout the County is in accordance with the strategic objective of achieving balanced equitable development.

Capital Investment Programme

Primary Growth Area	Wexford
Secondary Growth Area	New Ross, Enniscorthy, Gorey
Strategic Growth Areas	Bunclody, Ferns, Clonroche, Camolin, Campile, Wellington Bridge, Rosslare Harbour, Ballycullane
District Growth Areas	Fethard, Coolgreaney, Kilmuckridge, Kilmore Quay, Taghmon, Castlebridge, Carrick on Bannow, Courtown
Local Growth Areas	Rosslare, Duncormick, Arthurstown, Duncannon, Curracloe, Oilgate,

Policy WT I.1

To implement a capital investment programme for the provision of wastewater treatment in accordance with the overall spatial development strategy as listed in the settlement strategy section of this plan and the land use zoning objectives of town and village plans.

Policy WT I.2

The Planning Authority will give consideration to granting planning permission for private wastewater schemes where appropriate. Such schemes shall be purpose-designed, appropriate in scale, specification and capacity to the needs of users and shall be subject to legally-binding maintenance and bonding arrangements agreed with the County Council.

Policy WT I.3

Facilitate the development of towns and villages as identified in the settlement strategy of the plan by improving and extending Wastewater infrastructure subject to the availability of funding.

Policy WT I.4

Provide the servicing of development land through the Serviced Land Initiative programme.

Policy WT I.5

Ensure compliance with the EU Urban Wastewater Treatment Directive with regard to effluent standards.

Policy WT I.6

To maintain the quality of coastal waters through the continued improvement of sewerage infrastructure and wastewater treatment systems serving coastal settlements.

Policy WT I.7

To ensure that arrangements for the treatment and disposal of effluent from all new developments meets the most rigours wastewater treatment standards.

Policy WT I.8

To have regard to the Precautionary and Polluter Pays Principles.

6.3.1 Wastewater Treatment Plants and Residential Development

A buffer zone will be required around wastewater treatment systems. Table 2 sets out recommended minimum distances which should be used as a guide. The detailed recommended distances as detailed in Table 2, may be reduced in circumstances where the Council is satisfied, following detailed scientific studies that existing or proposed residential development will not be unduly impacted by the wastewater treatment system. This may apply where existing wastewater systems are upgraded or extended.

The minimum distance may need to be increased if in the opinion of the council, circumstances exist that necessitates greater separation between residential development and treatment systems.

The separation distance is measured from the boundary of the treatment system site to the building line of the residential development. Wastewater Treatment plants should be sited so that they do not sterilise (by way of separation distances) lands not under the control of the developer unless full legal agreement is obtained with the affected land owners.

All wastewater treatment plants will be securely fenced to prevent unauthorised access.

Table 2
Waste Water Treatment Systems and
Residential Development - Recommended
Minimum Distances

System Size p.e.	Approx. Number of Houses Served	Distance from existing and proposed residential development (m)
10 – 40	2 – 10	28
41 – 60	11 – 15	31
61 – 80	16 – 20	34
81 – 100	21 – 25	37
101 – 120	26 – 30	40
121 – 140	31 – 35	43
141 – 160	36 – 40	46
161 – 500	41 – 125	50
500 – 5000	>125	100
>5000	N/A	150

6.3.2 Rural Waste Water Treatment Systems

In rural areas, much of the wastewater produced is treated and disposed of on-site by means of individual septic tanks systems and proprietary effluent treatment systems. It is essential that these systems are properly installed, regularly monitored and maintained in accordance with the manufacturer's recommendations. The treatment systems should be designed and installed in accordance with the EPA guidance manual relating to treatment systems relating to the particular system proposed.

Policy WTI.9

Strictly control the siting of septic tanks and proprietary effluent treatment systems and promote public awareness on the issue of correct installation, monitoring and maintenance in the interest of the protection of the environment and public health.

6.4. Surface Water & Drainage

Due to its impervious surfaces, the built environment can create an increase in the rate of surface water run-off. The majority of towns and villages in the County are able to accommodate surface water run-off either through natural dissipation into nearby watercourses, streams, ditches, etc or through

the installation of artificial drainage systems. The presence of natural environment, incorporating woodlands and wetlands, aids in retaining surface water, thereby helping in the regulation of stream flows.

Surface water retention facilities provide temporary storage for surface water that is in excess of the pre development run off rates. This method is considered to be in accordance with better practice guidelines and will be required to form part of development proposals.

Policy WTI. 10

The discharge of surface water run-off and rainwater into foul water sewer drainage systems is strictly prohibited.

Policy WTI 10.1

- 1) Surface water storage shall be provided to temporarily store the surface water in excess of the permissible discharge arising from a one in thirty year return period rainfall event.**
- 2) Excess surface water arising from a rainfall event of between a one in thirty year and a one in fifty year return period shall be retained within the boundaries of the site.**

3) The route of excess surface water run off in excess of the one in fifty year return period rainfall event shall be clearly identified.

Policy WT1.11

To require developments to be kept at an appropriate distance from watercourses to protect them from contamination, allow for natural drainage and facilitate channel clearing maintenance.

Policy WT1.12

To protect wetland areas and floodplains from development except where such development does not reduce the floodplain area or otherwise restrict flow across floodplains – e.g. parks, sports pitches.

6.4.1 Flooding

Flooding events in the County are becoming more frequent. This may be attributed to climatic change, more land being developed, increased impervious areas, less areas for attenuation owing to land reclamation and increased levels of intensive farming etc. It is therefore necessary to ensure that existing flood plains are maintained free from development. In proposals for housing estate development or for commercial development in a particular area which the Council considers prone to flooding, developers may be required to submit a Flood Impact Assessment and proposals for a Sustainable Urban Drainage System (SUDS)

Policy FI 1

Within the variety of water courses that the council considers to be susceptible to flooding, developers may be required to submit a Flood Impact Assessment in support of their planning application. In such cases developers must show that they will minimise flood risk, including attenuation in situ.

6.4.2 Sludge Management

The County's Sludge Management Plan 2001-2020 outlines the strategy for the management of non-hazardous sludges generated within Wexford County Council's functional area. The Plan proposes the collection and de-watering of municipal and private sector sludges at identified satellite centres in the county and the provision of

further treatment to produce a Class A bio-solids product at the Council's sludge Hub centre in Wexford or at an alternative treatment centre within the region. The end-product bio-solids produced after treatment will be suitable for sustainable use in agriculture.

In support of the Plan the Council will:

- Update the County Sludge Management Plan as required
- Implement a capital investment programme for the provision of sludge treatment and re-use in accordance with the County Sludge Management Plan. The details of the programme are set out below:

National Spatial Strategy - Wexford
Provide 150,000 Population Equivalent Sludge Treatment Hub for production of Class A bio-solids product at Wexford WWTP site.

Large Urban Centres -
Enniscorthy - New Ross - Gorey
Provide for a sludge satellite centres as an integral part of the Enniscorthy, New Ross and Gorey Main Drainage Schemes that will allow for de-watering of indigenous and imported sludge.

Social & Spatial Centres
Provide for new sludge facilities at Rosslare Harbour, Courtown and Bunclody prior to onward transport to satellite of hub-centre.

Plan for the treatment and / or onward transport of sludges generated by municipal wastewater treatment centres for the towns/villages of Ballymoney, Campile, Ramsgrange, Kilmuckridge/Morriscastle, Ballyculline and Monagear.

Plan for the treatment and / or onward transport of sludges generated by municipal water treatment plants at Mayglass W T P , Wexford-Newtown WTP, Creagh WTP, Killmallock WTP, Taylorstown WTP, New Ross WTP and Gorey WTP.

Policy Inf.24

To update the County Wexford Sludge Management Plan as required to address issues as they arise and at intervals of not longer than 5 years.

6.5.0 River Water Quality

The EU Water Framework Directive signalled a new approach to water quality management based on river basin management. River basin management assesses water quality and associated factors (including land use) within the basins and formulates integrated and coherent policies based on these.

Policy Inf.25

Wexford County Council will implement the provisions of the River basin Management Plans (Eastern & South Eastern River Basin Management Plans) in order to protect the environment, public health and the recreational potentials of these water bodies.

6.6.0 Air Quality

Air pollution arising from the burning of fossil fuels is not at present a major problem in County Wexford. The County Council will continue to maintain this situation by enforcing the provisions of the Air Pollution Act, 1987, and over the longer term by pursuing policies which protect ambient air quality including:

- supporting public transport and non-motorised transportation as a means to reduce locally generated air emissions.
- protecting significant tree groups and other vegetation types and encouraging landscaping and tree planting as a means of air purification and the filtering of suspended particles

Policy Inf.25

In order to protect the ambient air quality of the County, the Council will control industrial and other emissions by strictly enforcing the provisions of the 1987 Air Pollution Act.

6.7.0 Telecommunications

Rapid development in telecommunications technology is giving rise to significant socio-economic changes, creating new industries and transforming the way existing businesses operate. The technology has the capability to change traditional land-use patterns and urban - rural relationships creating opportunities for:

- home working in rural areas
- life long learning
- reduced need for commuting with consequent reduction in car journeys

County Wexford is strategically placed to avail of the advantages of improved telecommunications having regard to existing and proposed links to the United Kingdom and Europe and its developing broadband capability. A modern telecommunications system in the County will have major spin-offs in terms of attracting inward investment and facilitating the development and expansion of tourism. The Council will encourage the development, use and roll out of new technologies in the telecommunications industry.

Policy Inf.26

To have regard to "Telecommunications Antennae and Support Structures – Guidelines for Planning Authorities" Department of the Environment, 1996 or updated documents when published, when assessing an application for telecommunication mast.

Policy Inf.27

To maximise the use of existing masts and sites, so as to limit the impact of development on the landscape, giving priority to the protection of visually vulnerable or sensitive landscapes and areas of nature conservation value.

Policy Inf.28

To adopt a presumption against the erection of antennae in proximity to residential areas, schools or community facilities, structures of historical or architectural interest and areas and sites of archaeological importance.

6.7.1 Broadband

Wexford County Council supports the South East Broadband Project (Serpant). This is the largest single project in the National Broadband Programme.

The project will cost an estimated €14m and involves the construction of almost 100kms of underground fibre-optic cabling in the South East Region. The system will enhance the attractiveness and marketability of the Region for industrial investment, enterprise development, and research and development.

Obj Inf 2

Wexford County Council will support the continued expansion and roll out of broadband services throughout County Wexford and in particular the provision of broadband for the Towns of Gorey, New Ross and Enniscorthy.

3 Rivers and Streams



6.8.0 Energy

The County Council recognises the need to reduce dependence on the use of fossil fuel for energy generation, and supports the development of renewable resources. This approach accords with European Union and National energy strategies.

6.8.1 Energy Efficiency

Wexford County Council recognises the need to reduce dependence on fossil fuels for energy generation, and is committed to supporting the development of renewable energy resources and increasing the use of renewable energy in all new building projects within the County.

The County Council is therefore proposing that all new building developments should aim to achieve low energy performance i.e. a 40% reduction in energy use (to below 75kWh/m²/year).

Low energy performance can be described as buildings with an annual space and water heating, not exceeding 60% of current standards, this represents a reduction of 40% in thermal energy demand and associated CO₂ emissions as per provision of Technical Guidance Document L (TGDL) of the building Regulations 2002

Policy Inf. 29

All new residential building developments will be required to meet low energy performance targets. Each buildings energy performance as calculated by the Building Energy Rating (BER) will have a minimum energy efficiency rating of B1. New buildings should incorporate renewable energy technologies in order to help achieve the B1 rating required.

6.8.2 Wind Energy Strategy

The Wind Energy Development guidelines (2006) issued by the DOEHLG indicate that it is important that all development plans incorporate a statement of the Planning Authorities policies and objectives in relation to wind energy development including those matters that it will take into account when assessing planning applications for specific wind energy development proposals.

County Wexford is recognised as having potential to provide energy from renewable

sources. In particular, areas such as the exposed south east and the upland areas to the northwest, have annual mean wind speeds considered suitable for commercial wind energy generation.

Policy Inf.30

Wexford County Council will facilitate the development of both individual domestic wind turbines and commercial wind farm developments in accordance with the County Wexford Wind Strategy which forms part of this plan.



6.8.3 Solar Energy

Solar energy is the most readily accessible form of renewable energy. In recent years there has been recognition of the significant role that solar energy technologies can play in providing a sustainable source of heating and electricity, thus reducing the demand for electricity and fossil fuels.

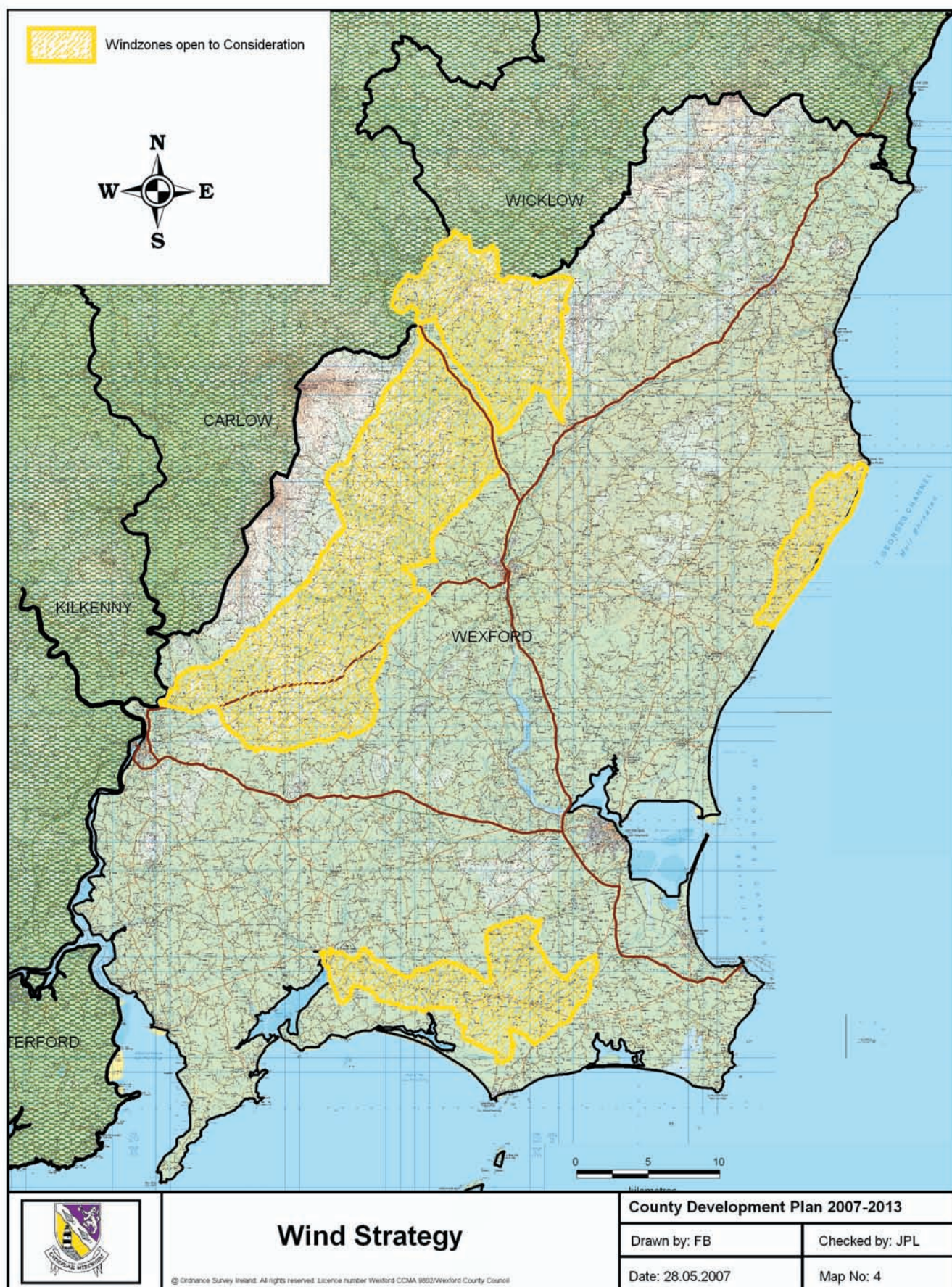
Policy Inf. 31

The Council will promote the use of solar technologies in all new and existing dwellings, offices, commercial or industrial buildings.

6.8.4 Hydro Energy

The Council will encourage the use of rivers, estuaries and the foreshore, where suitable, for the development of Hydro Energy. In all proposals the Planning Authority will consult with the National Parks & Wildlife Section of the DOEHLG and the Regional Fisheries Board with regard to the impact of such proposals for the free passage of fish, salmonoid qualities of the rivers and ecological impact of any E.U. or national designation.

4 Wind Energy



Policy Inf.32

The Council will encourage the development of small scale hydroelectric projects where they do not interfere with aquatic wildlife, heritage, rights of way, access tracks and third party properties.

6.8.5 Biomass/ pellets

Policy Inf.33

To encourage the use of biomass and pellet boilers in all new developments.

Policy Inf.34

To facilitate the development of Bio-fuel facilities in appropriate locations subject to satisfying all appropriate planning, amenity, engineering and safety criteria.

6.8.6 Anaerobic digestion

Anaerobic digestion is the process of the breakdown of organic matter by anaerobic organisms in environments lacking oxygen. Anaerobic digesters use the natural process of anaerobic digestion to treat waste, produce renewable energy or both. Anaerobic digesters are commonly used for sewage treatment and for managing animal waste.

Policy Inf.35

To encourage the development of Anaerobic Digesters subject to satisfying all appropriate planning, amenity, odour, engineering and safety criteria.

6.8.7 Geothermal

Geothermal energy refers to heat energy stored in the ground of the earth.

Policy Inf.36

To promote the use of geothermal energy products in new developments.

6.8.8 Gas Network

The County Council recognises the importance to the County in economic development terms of connecting to the national gas network and will pursue this as an objective with An Bord Gais and other agencies.

Objective Inf.3

To engage in consultation with Bord Gais and other agencies regarding the potential for connecting the main settlements in County Wexford to the National Gas Network.

6.8.9 Electricity Transmission Lines

The County Council will seek the undergrounding of all lines where they:

- traverse areas designated as vulnerable or scenic landscapes
- detract from the amenity value and integrity of scenic routes
- interfere with or damage heritage items, protected structures, sites and areas of archaeological importance or potential
- interfere with or damage areas and sites of nature conservation value particularly Natural Heritage Areas, Special Areas of Conservation and Special Protection Areas



6.9.0 Waste

6.9.1 Waste Management

Efficient waste management infrastructure is vital for reasons of environmental protection and in support of economic development. The National Development Plan highlights as a key priority the need for investment in such infrastructure given the significant strain being placed on existing provision as a result of rapid economic growth.

The absence of an integrated system of waste management is putting our environment under pressure and creating uncertainty and high costs for the industrial, commercial and domestic sectors. Properly segregated and managed waste is a potential material resource that can generate economic activity and employment.

It also can protect the environment from the pollution caused by illegal dumping and backyard incineration.

The issue of waste management can be broadly defined as covering three main areas:

- (1) Prevention and reduction of waste.
- (2) Re-use and recycling of waste.
- (3) Disposal of waste.

Policy Inf.37

To implement the provisions of the Joint Waste Management Plan for the South East Region, 2006.

The Council will promote and encourage waste minimisation as a priority. Re-use and recycling initiatives will be implemented if waste cannot be prevented. If waste cannot be re-used or recycled it will be disposed of in a manner which will minimise environmental pollution, is economical and technically possible and such that the Polluter Pays Principle will be applied.

6.9.2 Prevention and Reduction of Waste.

The prevention and reduction of waste is achieved through environmental education and awareness, to advise people of the steps they can take to prevent waste and to achieve reduction by segregation of waste at source.

Policy Inf.38

To encourage waste minimisation strategies for domestic, industrial and commercial wastes by the provision of recycling facilities.

Policy Inf. 39

The Council will encourage the reuse and recycling of waste by expanding its bring bank network for glass, cans, paper etc, by opening more civic amenities sites and by introducing a pilot brown bin project to segregate organic waste from the residual and refuse bin for composting. The range of materials available for collection in the dry recycling collection will be examined to increase this if possible.

6.9.3 Noise

Policy Inf.40

In order to protect amenities and prevent noise pollution in the County, the Council will have regard to the EPA Act, 1992 and the EPA Noise Regulations, 1994.

6.9.4 Litter Management

Litter has a significant negative effect on the quality of life of citizens, the environment, tourism and inward investment. The Council is committed as far as practicable possible to maintaining a litter free environment.

Policy Inf.41

To implement the Litter Management Plan for County Wexford

Chapter 7 COMMUNITY, CULTURE & EDUCATION



- 7.1.0 Community
 - 7.1.1 Community Participation
 - 7.1.2 Special Need Groups
 - 7.1.3 Ethnic Groups
 - 7.1.4 Women, Children & Young People
 - 7.1.5 Travellers
 - 7.1.6 Catering for People with Disabilities
 - 7.1.7 Accessible Housing
 - 7.1.8 Elderly People
 - 7.1.9 Nursing Homes/Residential Care Homes
- 7.2.0 Childcare Facilities
- 7.3.0 Culture
 - 7.3.1 Public Art
 - 7.3.2 Libraries
- 7.4.0 Education
 - 7.4.1 Role of the Planning Authority
 - 7.4.2 Dual Use of School Buildings

7.1 Community

7.0 Community, Culture, & Education

Wexford has been the subject of much population change and inward migration in the past decade with over 27,000 more persons in the County than in 1996. Approximately 18,000 of these considered to be the result of inward migration. Population increases and inward migration has had a major impact on the dynamics of the County. The Council must put in place appropriate responses to meet a diverse range of needs including housing, infrastructure, services, social and cultural facilities. Building strong and inclusive communities is a key element in achieving sustainable development. Economic development is undoubtedly important but for sustainable development, people must have access to the provision of good quality education, health, childcare services, recreation and leisure amenities and facilities, community support services and a good quality built environment.

Underlying this is the opportunity for all members of communities, young and old, to meet and interact in order to form strong social networks and develop a sense of place and belonging. The influx of new residents with many people having ties elsewhere coupled with modern living, with people working in one area and living in another has meant that the opportunity for interaction between new residents and existing members of the community can be rare. Social relationships and a sense of community can take longer to establish. Also, some groups will have more barriers than others in accessing the same opportunities, services and facilities, whether through unemployment, disability, age, gender, location, origin or language barriers. These groups will require specific policies and actions which will enable them to have the same quality of life as the rest of the community, essential to an inclusive and equitable adaptable community.

The Planning Authority remains committed to the provision of adequate community, recreational and cultural facilities to serve the needs and expectations of the growing population of County Wexford.

Objective C1

To promote the development of sustainable communities on the basis of a high quality of life where people can live, work and enjoy access to a wide range of community cultural, health and educational facilities suitable for all ages and needs.

The Council will support and facilitate the provision of new and the improvement of existing community, health and educational facilities. The Council will where possible protect and improve cultural assets in the interests of public enjoyment and for the education of residents and visitors alike. The Council will co-operate with private and commercial interests, community and voluntary groups and state agencies in ensuring an equitable distribution of facilities at locations convenient to where people live and work.

Policy C1

The Council shall facilitate the provision of adequate community facilities in accordance with the County Development Board strategy as outlined in the document “Remodelling the Model County 2002 – 2012” in relation to the provision of childcare, play, sports and the arts.

Policy C2

Where new community facilities are required as a result of new development, the developer will be expected to contribute to the cost of the provision of these facilities.

Policy C3

The Council recognises the need to maintain and, where possible, improve the provision of community facilities in the County. The Council will seek to facilitate appropriate development by voluntary bodies.



7.1.0 Community

Sustainable development requires that attention be given to cultural identity and social equality. Wexford County Council is committed to involving local people and communities in all issues that affect their area. There are many voluntary and national organisations in the County that are working to reduce levels of social exclusion by providing services, building the capacity of local groups, empowering individuals and promoting participation in community activity.

Objective C2

To develop within the lifetime of the Plan, a process of 'Social Audit' to identify the areas where social/community facilities are lacking, and to ascertain what local communities require in conjunction with the County Development Board.

7.1.1 Community Participation

The Council seeks to establish a partnership approach, between the Council, local community groups and relevant agencies as the basis for the formulation of local area plans or action plans, which reflect the real needs of the community.

The Council is committed to maintaining good working relationships with voluntary groups and organisations within the County, and to supporting efforts by communities to provide and improve facilities and amenities in their local areas. It is intended to promote public awareness of the functions and activities of the Council, to provide information in relation to its policies and objectives and to engage in consultation with local communities as appropriate.

Policy C4

The Council shall facilitate the provision of community centres, schools, etc by requiring a minimum of 10% of all residentially zoned lands in Development Plans and Local Area Plans to be zoned for Community Facilities

Policy C5

The Council shall encourage and assist the formation, development, direction and co-ordination of community organisations, local interests and self help groups, with an emphasis on areas of Special Need within the County.

Objective C3

To undertake appropriate consultation and community participation mechanisms in preparation of local area plans indicated in the County Development Plan.

Objective C4

To support the provision of community facilities where necessary, and to continue to sponsor community projects where appropriate.

7.1.2 Special Need Groups

Some groups will have more barriers than others in accessing the same opportunities, services and facilities, whether through unemployment, disability, age, gender, location, origin or language barriers. These groups include children/young people, older people, women, people who are ill or those with various disabilities, members of the traveller community and members of Ireland existing and new ethnic minority groups.

These groups will require specific policies and actions which will enable them to have the same quality of life as the rest of the community, essential to an inclusive and equitable adaptable community.

Policy C6

The Council shall recognise the need for people with special needs to enjoy a decent living environment in the County, and to support local communities, the health authorities and other bodies involved in the provision of facilities for people with special needs.

7.1.3 Ethnic Groups

The large mainly young population of ethnic minority communities means that access to facilities such as shops, schools, community facilities and childcare is particularly important. In planning for the needs of these communities, cultural sensitivity will be required.

Policy C7

The Council shall have regard to the needs of ethnic groups in its local and community planning policies.

7.1.4 Women and Children

The role of women as primary carers in society means that they are also more likely to experience physical barriers to access and movement e.g. with young children in buggies. Therefore, level access to buildings, dipped kerbs, parent and child parking facilities and baby changing and feeding facilities are important considerations.

Access to services such as childcare, community facilities and public transport is also essential. Women are also less likely to frequent environments that are perceived as unsafe e.g. unlit lanes or open spaces that are not informally supervised. Good design is necessary to create a more accessible environment which promotes or is perceived to support personal safety.

Policy C8

To ensure that all new developments within the County facilitate access by special needs groups including women, children and young people.

7.1.5 Travelling Community

The County Council recognises the long tradition of the traveller community within the County and has regard to the special needs arising from its indigenous culture.

Based on current available data, there are approximately 111 traveller families registered for housing in the administrative area of the County. The Council's Traveller Accommodation Programme should address the particular accommodation needs of members of County Wexford's Traveller community. The Council will, in co-operation with the appropriate local and national representative groups, investigate the particular needs of the traveller culture and economy.

Policy C9

The Council shall secure the implementation of a Traveller Accommodation Programme for County Wexford within the life of the Plan.

Policy C10

The Council shall investigate and facilitate the needs of the travelling community, culture and economy having regard to the proper planning and sustainable development of the

area.

7.1.6 Catering For People With Disabilities

Wexford County Council will require that the design of buildings and the layout of developments to which the public could be expected to have frequent access, special consideration will be given to the accommodation of people with disabilities, the elderly and others who may be temporarily impaired. Access requirements for these groups must be incorporated into the design of buildings, public spaces, car parking, footpaths and general facilities and services. Developers must have regard to the criteria set out in the following in the preparation of development proposals:

- Part M of the Building Regulations, 2000
- Access for the Disabled – Minimum Design Criteria published by the National Rehabilitation Board (or to amendments which may be published from time to time)
- Buildings for Everyone – Access and Use for All the Citizens, National Rehabilitation Board, 1998

7.1.7 Accessible Housing.

Wexford Council is committed to providing a range of house design to meet with the requirements of the housing needs of people with disabilities. The Council recognises that Part M of the Building Regulations has improved visitor accessibility there is a significant need to ensure a variety of housing types to provide accommodation for people who have disabilities.

In order to improve the supply of suitable housing choice for the future, all new housing estates of 10 dwellings or more should ensure that at least 20 % of the dwellings are suitable to accommodate or are adaptable to provide accommodation for people with disabilities.

Policy C11

The Council shall seek to ensure that 20% of all new residential development of 10 or more dwelling units are adaptable to provide accommodation for people with disabilities.

7.1.8 Elderly People

The proportion of the population aged 65 or above as recorded in the 2002 Census was 13,600 persons or 11.66% of the County's population. Wexford County Council is aware of its responsibilities to its elderly population and will implement the following policies

Policy C12

The Council shall cater for older people by the providing the mechanisms to continue providing appropriate housing, including sheltered housing in accordance with the Housing Strategy of the Council.

Policy C13

The Council shall ensure appropriately designed and barrier-free built environments, which are easily negotiated by older people.

7.1.9 Nursing Homes/Residential Care Homes

The need for nursing homes and residential care homes in the County is continuing to grow. Such facilities should be integrated wherever possible into the established residential areas of the towns, where residents can avail of reasonable access to local services.

Policy C14

To encourage nursing and residential care in settlements and appropriate rural locations.

7.2.0 Childcare Facilities

Changes in the population structure as identified in the County Profile Chapter of this Plan, the significant increase in female participation in the labour force and ongoing social change have given rise in a short period of time to a significant increase in the demand for childcare facilities.

The provision of childcare facilities is recognised as being important for economic and social well being. The National Anti-Poverty Strategy identifies childcare provision as a means of alleviating poverty and social exclusion. Accordingly, national policy in regard to childcare is to increase the number of places available and to improve the quality of childcare services for the community. The design of childcare facilities should have regard to We Like This Place, Guidelines for

Best Practice in Design of Childcare Facilities, National Children's Nursery Association, 2002 The County Council will promote dual use facilities, so that childcare facilities are capable of being adapted or used as another type of community facility should that need arise.

'Childcare' is taken to mean full day care, sessional facilities and services both for pre-school and after school.

Policy C15

Childcare facilities will be required in all new housing developments at a rate of one childcare facility providing for a minimum 20 childcare places for each 75 residential units and in accordance with the DOELG Planning Guidelines for Childcare Facilities 2001, the Childcare (Pre-School Services) Regulations 2006 and Guidelines for Best Practice in the Design of Childcare Facilities. In appropriate cases the Council will support the provision of these spaces off site provided they serve the inhabitants of the development.

Objective C5

That an countywide assessment of Childcare Need be conducted in association with relevant childcare and voluntary bodies so that childcare provision within the County can be continually monitored.

Applications for crèches and play-schools within a new or existing place of work or in proximity thereof, such as an industrial estate, will be favourably considered.

Policy C16

The Council shall facilitate the development of quality childcare facilities in urban and rural areas subject to satisfying applicable planning and engineering criteria.

7.3.0 Culture

County Wexford with a rich and varied cultural identity, also has a strong literary, musical and clearly defined crafts base, which have formed an intrinsic part of the identity of the County.

The importance of developing the County's cultural infrastructure has seen recent developments in the Arts, with substantial investment in library, museum and theatre. The importance of culture in all its guises in supporting both local need and in assisting in Economic Development, is recognised and will be supported and encouraged by the Council as far as possible. The whole area of culture is seen as a key resource for the County and its population.

Policy C17

The Council shall promote artistic excellence and innovation, support the work of artists, art organisations and traditional Wexford based arts.

Policy C18

The Council shall continue to promote the Wexford Festival Opera and the bringing of International Arts to the County. The Council will also promote international audiences for Wexford based artists and arts projects, and support multi-cultural initiatives.

7.3.1 Public Arts

Public Art can assist in developing a sense of place and provides an identity and character to a community that is distinctive and unique. Public art has many advantages including increasing environmental quality, enhancing the built environment, nurturing civic pride and promoting a sense of place

Policy C19

The Council will encourage and facilitate the development, creation and display of works of art in public areas.

Policy C20

The Council will encourage major new commercial and private residential developments in the County to incorporate works of public art into the overall scheme in order to enhance the amenities of the local environment.

7.3.2 Libraries

The County Wexford Library Service plays an increasingly important community, information and outreach facility role within the County. The public library has for many years provided means of access to information/leisure reading facilities and has played a major role in the advancement in education and literacy in our society. More recently the provision of free internet access in the libraries has advanced knowledge gathering facilities and allowed greater access to information and resources.

Policy LB1

The Council shall support the development and expansion of Library Services. Such development and expansion shall be carried out to the highest internationally recognised standard.

Objective C6

To work towards integrated development where the economy, environment, cultural life etc. are all considered together, and where artistic and cultural activity is accepted as a vital part of everyday life.

Objective C7

To safeguard the cultural heritage of the County.

Objective C6

Support the provision of the infrastructure, physical and human, that is needed for libraries, museums, archives and for all forms of contemporary and traditional arts.



7.4.0 Education

The existence of adequate education facilities can lead to increased attractiveness of an area for location of businesses and families and increased development and prosperity. Education has long been cited as one of the key factors for development and it is now accepted that a highly educated population leads to a decrease in factors leading to social exclusion. The Council will seek to create an environment in which every citizen can develop their full potential to enable them to participate in all aspects of life.

Therefore, it is important that educational facilities within a developing area are accommodated.

7.4.1 Role of the Planning Authority

The Planning authority has no direct responsibility for the provision of education. Decisions on the future requirements for educational facilities are primarily the matter for the education authorities. The primary function of the Planning Authority is to reserve sufficient lands to meet the likely future demands for community facilities including education. In many urban and rural areas across the county, there has been significant increases in residential development without the accompanying educational facilities. This

has placed considerable strain on existing facilities in these areas. Future provision should be planned and implemented in concert with residential development, especially where this is undertaken in the context of Town and Local Area Plans. Where such provision is being planned, new facilities should be located where possible close to or within the main residential areas in order to utilise the use of walking, cycling and public transport and to reinforce the sense of community.

Policy ED 1

The Council will facilitate the provision of schools by zoning suitable lands in Development Plans and Local Area Plans.

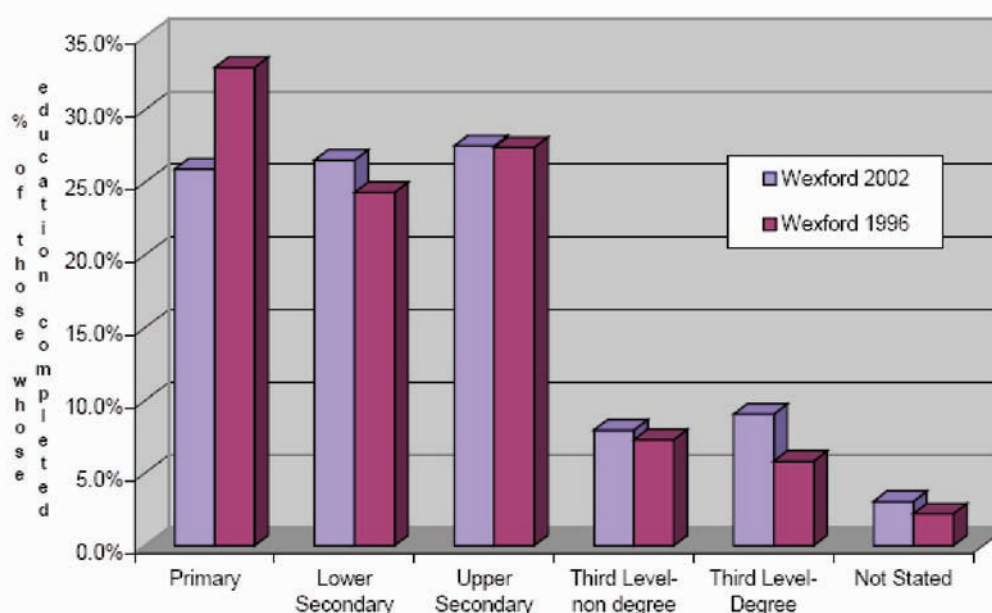
Policy ED 2

The Council shall consult with the Department of Education regarding the location and provision of adequate educational facilities.

Policy ED 3

The Council shall restrict new developments adjacent to existing schools where such development may have the potential to restrict the expansion of that school.

Highest Level of Educational attainment 1996 & 2002



Policy ED 4

The Council shall restrict new developments in urban areas where necessary social infrastructure including but not limited to schools, community facilities etc. are not available.

Policy ED 5

The Council shall encourage and facilitate the development and expansion of the Waterford Institute of Technology & Institute of Technology Carlow campuses.

Policy ED 6

The Council will support the campaign for the upgrading of the Waterford Institute Technology to University status.

7.4.1 Dual Use of School Buildings

School and other educational premises represent a valuable resource in terms of land and buildings, which are generally only used on a partial basis. The dual use of educational facilities, where it does not conflict with the delivery of the education service (ie. outside school hours and during school holidays) can contribute to meeting the wider needs of the community, by helping to satisfy demand for a variety of uses. Guidelines on Childcare Facilities DOE 2001 recommend the use of use of school premises to cater for after school care.

Where lands and buildings can be beneficially used by the community, the Council will promote such uses. Where new schools or other community facilities are proposed, the council will seek to ensure that they are designed in such a way as to facilitate dual use from the onset.



Chapter 8 TOURISM, RECREATION & LEISURE

8.0 Context

8.1 Tourism

- 8.1.0 Rural Tourism
- 8.1.1 Tourist Attractions and Advertisements
- 8.1.2 Holiday Homes
- 8.1.3 Caravan Parks
- 8.1.4 Destination Tourism

8.2 Recreation and Leisure

- 8.2.1 Walking Routes
- 8.2.2 Coastal Path
- 8.2.3 Beaches

8.0 Context

Nationally there has been a general increase in leisure time and expenditure in leisure, recreational and tourist related activities. This has been accompanied by increased participation in a wider range of sport and leisure activities. The Council's aim is to extend the provision of tourist, leisure, sport and recreational facilities within the County. The Council will co-operate with private and commercial interests, community and voluntary groups and state agencies in ensuring an equitable distribution of facilities throughout the county.

8.1.0 Tourism

The tourist sector is important to County Wexford and has emerged as one of the primary sectors within the economy. With its considerable unspoilt coast line, countryside, natural and built environment and its reputation as being at the heart of the 'Sunny South East' Wexford has traditionally attracted high tourist numbers.

20.1 % in 2005.

The revenue share in the County has also decreased from 25.2 % of the regional revenue to 25.1% in 2005. However the percentages of the South East's revenue spend in Wexford by tourists has increased by 2.1% or €2 million.

The Council will support the development of sustainable tourism as an essential element in Wexford. This will be achieved through co-operation between Failte Ireland the County Tourist Board and the various interested parties. Tourism and agri-tourism can play an important role diversifying rural economies and sustaining their communities. The Council will encourage the creation of high quality employment in tourism, in related support industries and also appropriate part-time job opportunities. Other key objectives and the challenge for the future is to attract greater numbers to the county, provide better facilities and attractions and to foster a longer stay and greater regional and seasonal spread holiday product.

Table 8.1 Number of Visitors to Wexford

	2001	2003	2005
Overseas Visitors to Wexford	284,000	203,000	217,000
% of South East Visitors	26%	20%	20.1%
Overseas Tourist Revenue	€71 million	€61 million	€63 million
Average Spend per Tourist	250	300	290
% of South East Revenue	25.2%	23%	25.1%

Tourism makes an important contribution to the economy of County Wexford with income derived from tourist activity being distributed across a wide range of economic sectors. Tourism can also be of particular significance in the diversification of the rural economy and in the regeneration of certain towns and villages.

However since 2001, the number of visitors to Wexford has decreased from 284,000 to 217,000 in 2005. The % visitor market share has also decreased from 26% of all overseas tourists to the South east Region in 2001 to

Objective TRL1

To protect and conserve those natural, built and cultural features that form the resources on which the County's tourist industry is based.

The tourist industry itself employs these resources by providing facilities for visitors to enjoy and appreciate. It is therefore important to promote objectives that will protect these features not only from encroachment by other forms of development but also from any adverse effects of the tourist industry itself.

Therefore the relationship between tourism and the environment must be managed in away that tourism continues to support local communities and remains viable in the long term.

Policy TR1

The Council shall encourage and assist in the provision of adequate recreational and tourism infrastructure and to further develop tourist orientated facilities in the County.

It is essential that the framework of the policies and objectives of this plan are directed towards the conservation of both the natural and built heritage of the County not only for their own sake but for the importance of promoting the tourist sector of the County's economy.

Policy TR2

The Council shall assist development and tourist bodies in the development of tourist facilities in the County.

Policy TR3

The Council shall facilitate tourism development in towns and villages which also benefits rural development through creation of value added enterprises and sustainable employment which attract and direct tourists to surrounding rural areas.

Sustainable Tourism

Strategies for tourism cannot be developed in isolation from an overall framework for management of the environment. Unmanaged tourism has the potential to become the greatest threat to the character of the landscape and local environment. Sustainable tourism depends upon:

- *ensuring the economic stability of host communities*
- *preventing tourism from excluding other forms of economic development,*

and is defined as:

- *socially and environmentally considerate*
- *drawing on the natural beauty and character of the area*
- *small in scale and developing slowly*
- *supporting the local economy and employing local people*
- *caring about quality*
- *bringing conservation and recreation benefits*
- *and, importantly, developing at a pace and scale which ensure that the assets of the area (both natural and cultural) are not diminished in the long term.*

8.1.1 Tourist Attractions and Advertisements

Signs that are designed as guides to the location of tourist facilities and attractions will be permitted under license outside built-up areas subject to:-

- Compliance with the Traffic Signs Manual produced by the Department of the Environment, in 1996;
- Being limited in number to the minimum required for that purpose.

8.1.2 Rural Tourism

While seeking to ensure that most tourism development locates in or close to towns and villages, the Council recognises that by its nature, some tourism development may require other locations. Such development may be acceptable if it accords with Coastal Development and Landscape Protection Policies and provides a range of facilities which would also be made available to the local

community.

There is an existing range of special interest and other attractions that can be further developed for tourists while also preserving the rural character and amenity of the open countryside, these include on farm tourist accommodation, fishing, equestrian pursuits and other secondary activities such as health spas, cooking schools, adventure centres etc. these all promote people to stay longer in the County.

Policy TR4

The Council shall promote rural tourism in an environmentally sustainable manner in order to benefit the employment and the environment of rural areas.

Policy TR5

The Council shall encourage the reuse and refurbishment of agricultural buildings for tourist facilities and accommodation. To facilitate the development of agri-tourism, consideration will be given to units of holiday accommodation on agricultural holdings which will remain an integral part of the land holding. These units shall be sited within or adjacent to the existing farm complex.

Policy TR6

The Council shall encourage the development of green tourism based on the sensitive use of resources in association where possible with national and local agencies and organisations.

8.1.3 Holiday Homes

County Wexford has experienced unprecedented pressure for holiday home development in recent years. The Council is aware of the short and long term benefits arising from such developments, but also of its negative impacts, not least in terms of pressure on inadequate infrastructure, the impact on local housing markets and the consequent issue of availability and affordability of housing for local people. In keeping with the Sustainable Rural Housing Guidelines for Planning Authorities, there will be a presumption against individual holiday home/ second home development in areas outside of settlements. Therefore the Council will seek to ensure that holiday home development is located in established settlements as listed in Table 2.1 (Settlement Strategy Section) and that such development relates sympathetically to the scale and level of development and facilities in the locality.

Policy TR7

Individual units should be designed and sited so as not to have an adverse impact on the character or setting of settlements or the amenity of existing residents. Suburban style housing estate layouts will not be acceptable

Policy TR8

Proposals to reinstate, conserve and/or renovate existing, vacant, derelict or disused buildings for holiday accommodation will be given favourable consideration subject to normal planning, environmental and engineering criteria.

8.1.4 Caravan Parks

County Wexford has traditionally been the location for mobile home and caravan parks. Many of these parks and sites are maintained to very high standards. However depending of location, such developments can be highly intrusive, particularly when they are concentrated in one area. Accordingly, the development of new facilities will be resisted, especially along the open, undeveloped coastline, in vulnerable and sensitive landscape areas and within the settings of buildings of historic importance. Emphasis will be placed instead on improving the visual and environmental acceptability of existing sites and on upgrading their infrastructure and facilities. Favourable consideration will be given to the development of holiday home development on the sites of existing caravan parks in association with or replacement of existing caravans. Modest additions to or infilling on existing parks or sites will be considered in conjunction with such facility, environmental and infrastructural improvements.

Policy TR9

The Council shall promote and facilitate the development of holiday homes on existing caravan parks

While touring caravan sites tend to be less obtrusive than static sites, the provision of new facilities will be assessed against strict planning, design and environmental criteria: development will be resisted in areas already well provided for and in areas of landscape vulnerability and sensitivity. Reference should be made to Bord Failte's 'Guidelines for Development of Caravan and Camping Sites' (1982)

Policy TR 10

The Council will shall facilitate the development of 'Camper Van' halting facilities at appropriate locations subject to the proper planning and sustainable development of the area.

8.1.5 Destination Tourism

The County Council recognises the growing demand for and attraction of tourism based holiday destination developments. There is a need for flexibility in accommodating such development, which may add to the overall quality of the tourism product and benefit the wider community.

Hotels, Health Spas, Golf Courses and other such tourist facilities have the potential to underpin and expand the tourist industry in County Wexford. The Council will encourage the development of such facilities, providing the use of these facilities is made available to the public and, particularly, the local community.

In the developments of this kind the Council will consider the provision of dwellings in appropriate locations subject to normal planning criteria. In such cases conditions relating to occupancy and permanent residency may not be applied.

Generally these facilities would normally be expected to locate on former demesne lands, old estate houses or areas with mature hardwood trees and close to main transport routes.

Policy TR11

The Council shall encourage the development of 'Destination Tourism Facilities' and appropriate associated residential development in suitable locations subject to satisfying applicable planning, environmental and engineering criteria.

8.2.0 Recreation & Leisure

Recreation and sports play a vital role in developing and strengthening a sense of community and enhancing a person's quality of life. With the dramatic increase in population levels and significant growth in housing demand and supply has resulted in the demand for quality sport and recreational facilities. It is the intention of the Council that sites will be reserved for such facilities in population growth areas and deficiencies in existing areas will be made good as opportunities arise.

Policy RL1

The Council shall implement the Recreational, Sports and Amenity Development Strategy for the County during the life of the Development Plan.

Policy RL2

The Council shall promote the development of dedicated sports facilities through out the County by providing appropriate infrastructure and support.

Policy RL3

The Council shall ensure that adequate high quality play and recreation facilities, including community buildings if required, are incorporated into new housing development. Play facilities may also include basket ball courts, tennis courts and hurling walls, etc.

Policy RL4

The Council shall support local sport and community groups in the development of facilities through the reservation of suitable land and the provision of funding where available and appropriate.

The preservation and maintenance of existing facilities is as important as providing new facilities. In this regard it shall be the objective of the Council to:

Objectives RL1

- *Safeguard sports facilities and amenities of value to the community;*
- *Continue to enhance and expand existing facilities including the development of marine leisure, swimming pools, walking routes, etc.;*
- *Encourage a wider participation in the sports sector to order to promote a healthier society and encourage the participation of all age groups in the sports sector.*



8.2.1 Walking Routes

Walking routes within the County are mainly provided in Coillte Forests, the County Wexford Coastal Pathway and along public roads. There are many opportunities to exploit the recreational and tourist potential of walking routes along the coast, rivers, forests and mountains within the county.

Policy WR1

The Council shall establish a Register of all walking routes within the County and preserve, protect and add additional walking routes within the life time of the plan.

Policy WR2

The Council shall achieve a network of well-marked, maintained rights-of-way and walking routes in mountainous, lowland and coastal areas to allow for short looped walks and to reach open ground.

Objective WR3

To engage and co-operate with representative bodies, local groups and landowners in order to support in a sustainable manner the development of walking routes as a tourist based economic resource.

Objective WR4

The Council will, in partnership with relevant landowners, seek to develop a new walking route along the River Slaney between Wexford and Enniscorthy and Enniscorthy and Bunclody.

8.2.2 Coastal Path

The Coastal Path is a formal pathway which runs along sections of the County's coast line. The coastal path offers potential as both a casual walk way and also a link between coastal areas.

Policy CP1

The Council shall promote the development and use of the coastal path as a tourist and recreational facility.

Objective CP2

The provision and maintenance of new/improved coastal access points, rights of way and the improvement and upgrading of the Coastal Path.

8.2.3 Beaches

County Wexford beaches span some 200km of coastline. Types, lengths and access requirements to beaches are varied. County Wexford was awarded 4 blue flags in relation to its beaches in 2006. A blue flag was also awarded to the marina in Kilmore Quay. Green coast awards were awarded to four of the County's beaches in 2006.

Policy B1

The Council shall maintain and improve beaches within the County in order to achieve Blue Flag and Green Coast status where beaches do not have these awards and strive to retain Blue Flag and Green Coast Status on beaches where they have currently being awarded.

Policy B2

Alongside the 'Blue Flag' beaches, the Council shall identify beaches within the County which can best service the needs of disabled members of the community and to develop these beaches in association with disability representative groups.

Policy B3

The Council will continue to provide suitable car parking at the County's Beaches subject to environmental criteria of the area. Where appropriate the Council may fund additional parking by reasonable charges



Chapter 9 HERITAGE, CONSERVATION & LANDSCAPE

9.1 Context

9.2 Architectural Heritage

9.2.1 Protected Structures

9.2.2 Change of use of a Protected Structure

9.2.3 Architectural Conservation Area

9.3 Archaeological Heritage

9.3.1 Underwater Archaeology

9.4 Natural Heritage

9.4.1 Designed Sites

9.4.2 Ramsar Sites

9.4.3 Nature Reserves

9.4.4 Landscapes

9.4.5 Woodlands, trees and Hedgerows

9.5 The Coastal Zone

9.5.1 Coastal Protection

9.5.2 Coastal Development Policy

9.1 Context

Heritage includes many aspects of the environment. For example, the landscape, the hedgerows and field systems, rivers, plants and animals are all part of the natural heritage. Archaeological sites and the many other buildings and structures such as houses, shops, banks, churches, bridges and holy wells are all features of the built heritage.

Its natural and built environment is part of County Wexford's distinctive heritage. The coastal and rural landscape, the areas of nature conservation value and the sites, monuments and structures of historic and architectural interest are of intrinsic value while contributing to the quality of life of the community and economic development. Heritage resources are increasingly subject to development pressure and change. The management of this change and the preservation of the County's distinctive character are key priorities. The County Council is committed to development that allows for the wise use and conservation of vital assets and resources.

9.2 Architectural Heritage

County Wexford has a distinctive and valuable architectural heritage. The historic buildings and structures are symbols of the social, economic and cultural development of County Wexford. They contribute to the distinctive character of settlements and of the rural landscape. Wexford is one of the few remaining counties in Ireland with a significant surviving stock of thatched houses. The County Council is committed to the protection, appreciation and appropriate re-use of this vernacular heritage while seeking to reconcile the needs of, conservation, regeneration and enhancement with economic development

9.2.1 Protected Structures

A protected structure is a structure that the County Council considers to be of special interest from an architectural, historical, archaeological, artistic, cultural, scientific, social or technical point of view. Details of protected structures are entered by the County Council in its Record of Protected Structures which is part of the County Development Plan. Each owner and occupier of a protected structure is legally obliged to ensure that the structure is preserved and that the protected

structure or any element of it is not endangered through harm, decay or damage, whether over a short or long period, through neglect or through direct or indirect means.

Policy PS1

The Council shall protect the County's Protected Structures by ensuring their proper preservation and maintenance.

Policy PS 2

The Council will prohibit the demolition of any Protected Structure, unless it is demonstrated that exceptional circumstances exist. In cases where demolition or partial demolition of such a structure is permitted, or where permission is given for the removal of feature(s), the proper recording of the building will be required before any changes are made. In all such cases, the opinion of the DOEHLG and other relevant bodies shall be sought where possible.

9.2.2 Change of use of a Protected Structure

Policy CPS1

The Council shall encourage the reuse of Protected Structures that are currently vacant.

Policy CPS2

The Council shall require sufficient qualitative information to be submitted in order to facilitate a full consideration of the potential impacts of any proposed change of use of a Protected Structure prior to permitting any such change of use.





Policy CPS 3

The Council shall only consider the change of use of Protected Structures, if it can be shown that the structure, character, appearance and setting will not be adversely affected by the change of use proposed.

Objective RPS4

Restrict where appropriate the installation of satellite television dishes or other antennae, signs or other attachments, UPVC or aluminium doors and windows on a protected structure where they would adversely affect its architectural or historic interest or its character ensure that proposals to extend, alter or refurbish a protected structure are sympathetic to the character of the building.

Objective RPS5

Promote and encourage the use of Conservation Guidelines published by the Department of the Environment, Heritage and Local Government, promote and encourage the take up of funding available under the Conservation Grants Scheme.

Objective RPS6

Encourage the retention and development of the County's traditional skill base, including building and thatching methods and use of building materials traditional to County Wexford and compile a list of craftsmen with traditional building skills, and, provide conservation literature, advice and guidance to the public, prospective developers, voluntary bodies and community groups.

9.2.3 Architectural Conservation Area (ACAs)

The objective of ACAs is to preserve the character of places, areas, structures or groups of structures which when grouped together are of high architectural, historical, archaeological, cultural, social, technical or scientific interest, or which contribute to the appreciation of Protected Structures.

Policy ACA1

The Council shall where appropriate through Town Development Plans and Local Area Plans designate areas as Architectural Conservation Areas as deemed necessary.

9.3 Archaeological Heritage

Archaeological heritage is a unique and special resource. Prestigious monuments from Ireland's past have survived on the landscape side by side with modern development. The archaeological heritage of County Wexford includes structures, constructions, groups of buildings, developed sites, all recorded monuments as well as their contexts, and moveable objects, situated both on land and underwater.

Archaeological remains are a crucial part of County Wexford's heritage and are of great cultural and scientific importance. They are evidence of past development and of human interaction with the landscape, helping to interpret today's landscape. These finite non-renewable resources must be protected and maintained and the planning process is an essential mechanism for ensuring this protection. The Council will play its role in seeking to protect archaeological remains in situ wherever this is feasible. The importance and value of the wider historic landscape and environment, including battlefields is also recognised. The Council will seek to protect and maintain these sites and areas wherever possible.

Archaeological Heritage comprises;

- Recorded sites and features of historical and archaeological importance included in the Record of Monuments and Places as established under section 12 of the National Monuments (Amendment) Act, 1994;
- Major sites of archaeological importance in State Ownership or Guardianship;
- National Monuments which are the subject of preservation orders in County Wexford;
- All previously unknown archaeology that becomes known (e.g. through ground disturbance, fieldwork, or the discovery of sites underwater).

Policy AH1

The Council shall protect and enhance archaeological monuments and their settings including town walls, town embankments and ditches, town gates, bastions or ancillary fortifications. The Council shall also facilitate appropriate guidance in relation to the protection of the archaeological heritage in the area covered in the Plan

Policy AH2

The Council shall protect the special attributes of the historic landscape including battlefield, and facilitate public access to the National Monuments in State care and Local Authority ownership in the County

Objective AH1

To secure the preservation (i.e: preservation in-situ or, as a minimum, preservation by record) of all archaeological monuments included in the record of Monuments as established under Section 12 of the National Monuments (Amendment) Act 1994, and of sites, features and objects of archaeological interest generally.

Objective AH2

That any development either above or below ground, within the vicinity of a site of archaeological interest shall not be detrimental to the character of the archaeological site or its setting, and shall be sited and designed with care for the character of the site or the setting

Objective AH3

Within the lifetime of this Plan, to seek to designate archaeological landscapes in consultation with The Department of the Environment Heritage and Local Government, as part of an ongoing landscape appraisal of the County. The designation of archaeological/historical landscapes will require a variation to the County Plan to be approved by the Planning Authority.

Objective AH4

To retain the existing street layout, historic building lines and traditional plot widths where these derive from medieval or earlier origins.

Objective AH5

To impose planning conditions in appropriate circumstances requiring:

- *professional archaeological supervision of excavations*
- *funding by the applicant of archaeological assessment, monitoring, testing or excavation of the site and submissions of a report thereon*
- *preservation of all or part of any archaeological remains on site*

Objective AH6

To seek to include 'archaeological landscapes' as part of an ongoing Landscape Character Assessment of the County.

9.3.1 Underwater Archaeology

Under the National Monuments Acts 1930-1994, all shipwrecks over one hundred years old, underwater archaeological structures, features and objects are protected. The quantification of the underwater archaeological resource is at a preliminary stage with the National Shipwreck Inventory currently being compiled by the Department of the Environment, Heritage and Local Government. This source indicates areas of high archaeological potential within marine environments. The Record of Monuments and Places does not include all underwater archaeological sites. As a result the potential exists for development to impact negatively on our underwater cultural resource.

Policy UA1

When assessing a planning application, consideration shall be given to any development and/or constructional impacts on riverine, lacustrine, intertidal and sub-tidal environments as a result of that development, in consultation with the appropriate bodies.

Objective UA2

The findings of the National Shipwreck Inventory shall be included within the Development Plan upon completion and adoption by the Minister of the Environment

National Monuments which are subject of Preservation Orders

No. of P.O.	Monument	Townland	O.S. Map	Effective Date of Order
192	Baginbun Earthworks	Ramstown	50	18/07/52
7/56	Rectilinear	Courtally-dmond	16	22/02/56
3/58	Barrow	Loftushall	49:16	15/10/58
2/74	Old Ross Motte	Springpark	30:14	11/10/74
1/79	Ringfort	Muchrath	48:9	11/01/79

Note: List of monuments in ownership/guardianship of the Minister for the Environment, Heritage and Local Government managed by the Office of Public Works as of the 12th of May 2006.

Major Sites of Archaeological Importance in State Ownership or Guardianship

Monument	Townland	Monument No	Status
Castle	Ballyhack	516.01	Ownership
Castle (surrounding ground)	Ballyhack	516.02	Guardianship
Motte	Ballymoty More	375	Ownership
Ferns Castle	Castleisland	521	Guardianship
Castle	Coolhull	644	Guardianship
Abbey (Cist.)	Dunbrody	192	Guardianship
Fort	Duncannon		Guardianship
Tacumshane Windmill	Fence	457	Guardianship
Monastery (Aug.), Church	Ferns Upper	133	Ownership
St. Mary's Church	New Ross	443	Guardianship
Castle	Rathmackee Great	434	Guardianship
Castle	Rathumney	229	Ownership
Castle	Slade	429	Guardianship
Windmill on Vinegar Hill	Templeshannon	392	Guardianship
Abbey (Cist.)	Tintern	506	Ownership
Medieval Bridge & Ruins of Old Church	Tintern	614	Ownership
St. Selsker's Church	Wexford Town	445	Guardianship

9.4 Natural Heritage

Historic Sites	Parks & Gardens
Ferns Castle	The Wexford Wildfowl Reserve
Tintern Abbey	The John F Kennedy Arboretum
Ballyhack Castle	

Natural heritage, often referred to as biodiversity, is the variety of life, its physical or geological foundation, and the landscapes which form our surroundings. Biodiversity includes everything from trees to weeds, from mammals to birds, from coast to countryside. Biodiversity creates natural benefits such as fertile soils, food and clean water. County Wexford has a rich heritage of habitats of nature conservation value containing a wide range of plants and animals. This biodiversity is threatened by development pressure,

human activity and intervention. A sustainable approach requires that the stock of wildlife habitats and species should be protected for the benefit of present and future generations. The more important and unique habitats are subject to national and European Union designation as proposed Natural Heritage Areas (NHA's), candidate Special Areas of Conservation (c.SAC's) and Special Protection Areas (SPA's) In addition to its rich bio-diversity, County Wexford has several sites of geological and geomorphological interest which must be protected.

The Council recognises that areas of nature conservation value are not confined to designated sites and of the need to protect against the cumulative impact of development on the wide network of natural systems which make up the environment.

Policy NH1

The Council shall support the conservation of the abundance and diversity of habitats characteristic of County Wexford and their dependent plant and animal communities and will facilitate and co-operate with national agencies, local and community groups in their protection.

Objectives NH1

Prohibit development which would damage or threaten the integrity of sites of international or national importance, designated for their habitat/wildlife or geological/geomorphological importance including the proposed Natural Heritage Areas, candidate Special Areas of Conservation, Special Protection Areas and Statutory Nature Reserves.

Objective NH2

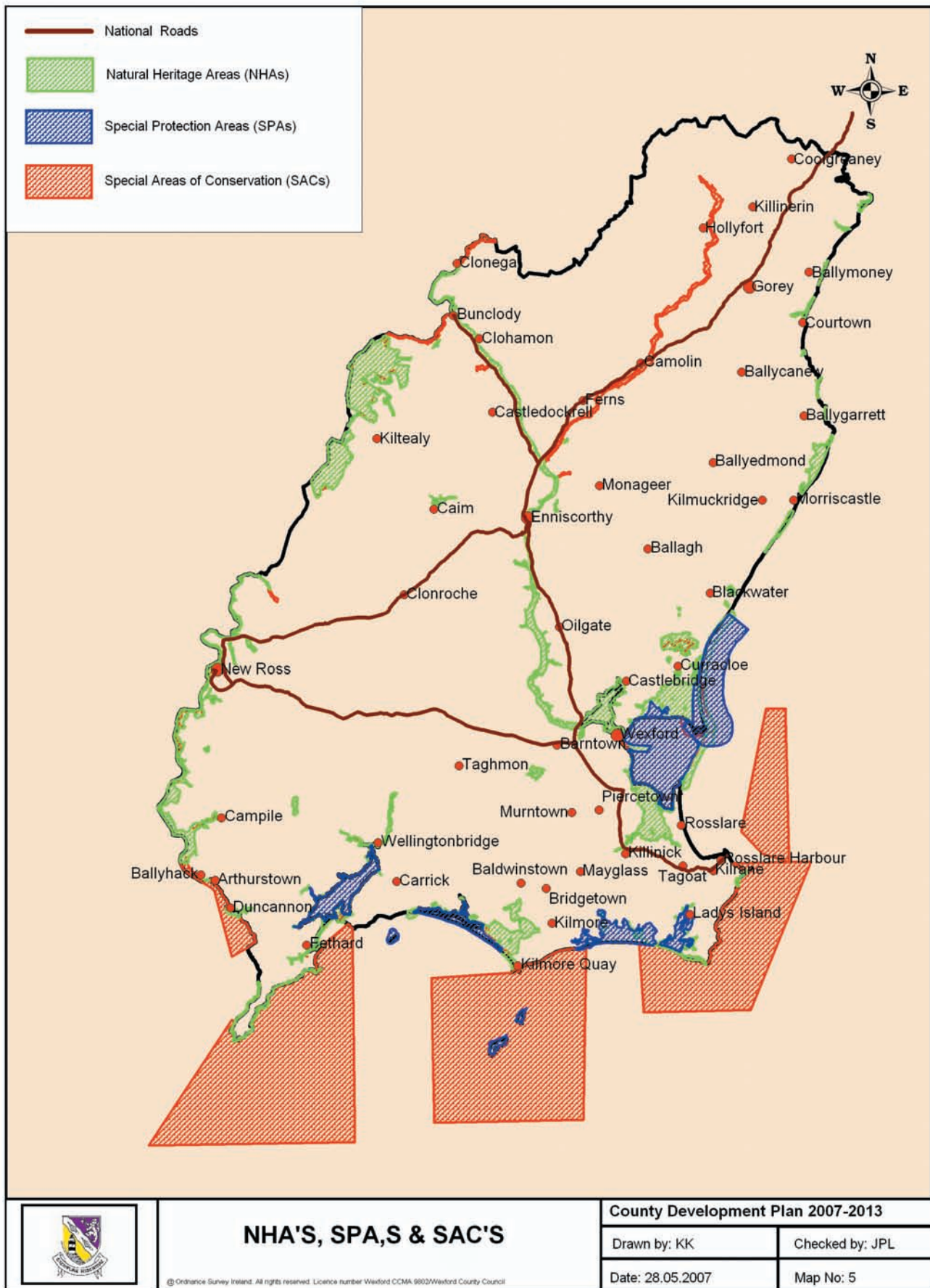
To encourage and assist individuals, environmental organisations and community groups in the conservation of nature.

9.4.1 Designated Sites

A range of different sites have been (or will be) designated under national and EU legislation and under the Ramsar Convention on wetlands. Special Areas of Conservation and Special Protection Areas have been and are being designated to conserve habitats and species of European importance pursuant to the EU Habitats and Birds Directives. Under the Wildlife (Amendment) Act, 2000 Natural Heritage Areas are being designated to conserve species and habitats of national importance and sites of geological interest. In addition, Statutory Nature Reserves and Refuges for Fauna and Flora, established under the Wildlife Acts 1976 and 2000 are sites where nature conservation is the primary objective and takes precedence over all other activities.

Candidate Special Areas of Conservation (cSAC's)			
Code	Area		Area
000695	Ballyhack	000764	Hook Head
000696	Ballyteigue Burrow	000770	Blackstairs Mountains
000697	Bannow Bay	000781	Slaney River Valley
000700	Cahore Polders & Dunes	001741	Kilmuckridge-Tinnaberna Sandhills
000704	Lady's Island Lake	001742	Kilpatrick Sandhills
000707	Saltee Islands	002161	Long Bank
000708	Screen Hills	002162	River Barrow & River Nore
000709	Tacumshin Lake	002269	Carnsore Point
000710	Raven Point Nature Reserve		

5 NHA's, SPA's & SAC's



pNHA's which are also cSAC's	
Code	Area
000696	Ballyteigue Burrows
000697	Bannow Bay
000700	Cahore Polders and Dunes
000704	Lady's Island Lake
000707	Saltee Islands
000708	Screen Hills
000709	Tacumshin Lake
000710	Raven Point Nature Reserve
000764	Hook Head
000770	Blackstairs Mountains
000781	Slaney River Valley
001741	Kilmuckridge - Tinnaberna Sandhills
001742	Kilpatrick Sandhills
002162	River Barrow And River Nore

Special Protection Areas (SPA's)	
Code	Area
004002	Saltee Islands
004009	Lady's Island Lake
004010	Inish & Sgarbheen
004019	The Raven
004020	Ballyteigue Burrow
004033	Bannow Bay
004092	Tacumshin Lake
004118	Keeragh Islands
004001	Wexford Nature reserve
004076	Wexford Harbour

Proposed Natural Heritage Areas (pNHA's)	
Code	Area
000698	Barrow River Estuary
000699	Boley Fen
000702	Leskinfere Church, Clogh
000703	Keeragh Islands
000706	Mountgarrett Riverbank
000711	Tintern Abbey
000712	Wexford Slobs and Harbour
000741	Ballyconnigar Sandpits
000742	Ballyconnigar Upper
000744	Ballykelly Marsh
000745	Ballymoney Strand
000746	Ballynabarney Wood
000747	Ballyroe Fen and Lake
000750	Bunclody Slate Quarries
000754	Carrhill Wood
000755	Clone Fox Covert
000757	Courtown Dunes and Glen
000761	Forth Mountain
000765	Killoughrim Forest
000774	Oaklands Wood
000782	St Helen's Burrow
000812	Pollmounty River Valley
001733	Ardamine Woods
001736	Cahore Point North Sandhills
001737	Donaghmore Sandhills
001738	Duncannon Sandhills
001834	Kilgorman River Marsh
001930	Ballyteige Marsh

9.4.2 Ramsar Sites

Ramsar Site No. 291:

The Wexford Wildfowl Reserve

Designated on the 15th November 1984. The Wexford Wildfowl Reserve has a total area of 194 ha. The site also has the following designation; Special Protection Area EC Directive; & Nature Reserve.

Ramsar Site No. 840 :

Bannow Bay.

Designated on the 11th November 1996. The site with an area of 958Ha, is also a designated Special Protection Area EC Directive.

Ramsar Site No. 333 :

The Raven

Designated on the 31st July 1986. The site has a total area of 589 ha and also has the following designations; Special Protection Area EC Directive; Nature Reserve.

9.4.3 Nature Reserves

Ballyteige Burrow: (227 ha.) is a 9 km long shingle spit running north-west from the coastal village of Kilmore Quay in south Co. Wexford and adjoining foreshore. The flora of Ballyteige Burrow includes a number of rare plants such as *Asparagus officinalis* and is especially rich in dune plants and those which prosper in coastal habitats. It was established on 28 September, 1987 and is State owned. The Raven: comprising 589 ha., situated 8 km north-east of Wexford town is a large, well developed sand dune ecosystem, foreshore and seabed. The area supports a full range of duneland animals, several of which are of particular interest and has a rich flora including some rare species. It is one of the best-developed sand dune systems on the east coast. Important also as a roosting area for geese and waders, this was established on 31 July, 1983 and is State owned.

The Wexford Wildfowl Reserve: 194 ha. is situated on the sloblands north of Wexford Harbour. It is owned jointly by the National Parks & Wildlife Service and the Irish Wildbird Conservancy and it forms a wintering ground of international importance for a number of migratory waterfowl species including in particular the Greenland White-fronted Goose. This reserve was extended by 84 ha. in 1989 to 194 ha. And established on 3 June, 1981.

9.4.4 Landscape

All aspects of natural, built and cultural heritage come together in the landscapes experienced in County Wexford. Landscapes give a sense of place. Identification with particular landscapes may contribute to a sense of wellbeing. In County Wexford the coastline and countryside are a source of pride, inspiration and well being for many residents and visitors alike. Landscapes are continually changing. Change may be driven by natural forces (e.g. climate), but is largely the result of the actions of many different people and agencies. The challenge the Council faces is to manage the landscapes so that change is positive in its effects, so that the landscapes which are valued will be protected and those which have been degraded are enhanced. Ireland has signed and ratified the European Landscape Convention which entails a commitment to introducing policies to effect landscape protection and management. A

Landscape Character Assessment forms part of this plan

Policy L1

In assessing developments the Council will have regard to the guidance contained in the Landscape Character Assessment.

Proposed developments should reflect the guidance contained in the Landscape Character Assessment and seek to minimise the visual impact, particularly in areas designated as Sensitive and Vulnerable Landscapes.

9.4.5 Woodlands, Trees & Hedgerows

Trees are an environmental, economic and landscape resource of great importance and Irish conditions are particularly suited to rapid tree growth. Hedgerows, particularly those with a variety of plant and tree species are of particular importance for biological diversity in the countryside. The most species rich hedgerows are usually the oldest ones, and townland boundary and roadside hedgerows are particularly important for this reason. Species-rich hedgerows are important habitats in their own right, and they also act as wildlife corridors for many species, allowing dispersal and movement between other habitats. Hedgerows are not only important for biodiversity, but have a farming, landscape, archaeology and cultural value.

Policy NH 1

The Council shall encourage the conservation and maintenance of features important to local landscapes including trees, hedgerows, stone walls, woodlands, ponds, streams and wetlands.



Policy NH 2

The Council shall protect trees and woodlands of particular amenity and nature conservation value and make Tree Preservation Orders where appropriate.

Policy NH 3

The Council shall encourage woodland management and participating in tree and hedgerow planting schemes by community groups and others.

Policy NH 6

The Council shall resist development proposals which would result in the loss of trees which make a valuable contribution to the character of the landscape, a settlement or its setting.

9.5 The Coastal Zone

The coastal zone is of intrinsic natural and special amenity value. It contains an integrated series of fragile habitats many of which are of international and national importance protected by conservation designations. The coastline is the focus for increasing social, economic and recreational development. In particular it is a popular location for residential development.

The Council recognises that the coastal zone is a vital asset with limited capacity to absorb development. Due to its unique character it requires special attention and management to ensure its long term sustainable use. This necessitates an emphasis on a scale and rate of development which can be accommodated without damaging or detracting from the basic qualities and attractions of the coast.

**Policy CZ1**

The Council shall protect and retain remaining undeveloped coastal areas and areas which are vulnerable and sensitive to inappropriate development from intensive, haphazard, unnecessary housing, tourism and recreation development.

Policy CZ2

The Council shall undertake environmentally sensitive coastal protection works and ensure that new development does not exacerbate existing problems of coastal protection or result in altered patterns of erosion, deposition or flooding elsewhere along the coast to the detriment of important habitats or coastal features.

Policy CZ3

Prohibit any new building or development including caravans and temporary dwellings within 100m of soft shorelines.

Policy CZ4

Ensure that no new habitable structures are permitted below 3 metres (O.D. Malin) in the interests of public safety, the protection of property and residential amenity.

Objective CZ 1

Prohibit the removal of beach material, sand and gravel.

Objective CZ 2

Restrict the reclamation of wetlands and marshlands which would damage coastal habitats.

Objective CZ 3

Protect sea views from coast roads and restrict development on the seaward sides of roads where it would be injurious to amenities.

Objective CZ 4

Provide improved facilities including information and interpretative facilities



6 Coastal Policy Areas



9.5.1 Coastal Protection

Sections of County Wexford's 264 Km of coastline are severely affected by erosion losing an average of one metre per year. There is increasing concern that the process will be accelerated due to rising sea levels and increased storm frequency and intensity caused by global warming. Coastal erosion poses a serious threat to public infrastructure, private property, tourism and recreation amenities, sites and areas of nature/conservation value and agricultural land.

It is an objective of the National Development Plan to address, on a prioritised basis, urgent coastal erosion problems. The Plan proposes a national coastal protection strategy taking account of the need to adopt an environmentally friendly approach to providing the necessary protection and the need to ensure value for money in the works undertaken.

Policy CP1

The Council shall co-operate with the Department of the Marine and Natural Resources in undertaking coastal defence works at locations where need is greatest subject to the availability of necessary finance.

Policy CDP1

The Council shall cater for the housing needs of the immediate family of the landowner's who have a genuine housing need in the coastal area.

Policy CDP2

The Council shall direct urban generated housing development into adjoining settlements.

9.5.2 Coastal Development Policy

These areas contain a high combination of environmentally sensitive factors. They are characterised 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 it's 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.

Chapter 10 DEVELOPMENT STANDARDS



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- 10.02 Architectural conservation- protected structures
- 10.03 Archaeology
- 10.04 Urban Design
- 10.05 Residential Developments
 - 10.05.1 Residential Density
 - 10.05.2 Layout
 - 10.05.3 Design
 - 10.05.4 Accessibility – Housing for All Disabilities
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 - 10.05.7 Landscaping
 - 10.05.8 Naming of Developments
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 - 10.05.10 Urban Infill Housing
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- 10.13.0 Telecommunications
- 10.14.0 Extractive Industry
- 10.15.0 Seveso Establishments
 - 10.15.1 Seveso Developments – New Establishments
- 10.16.0 Development Contributions
 - 10.16.1 Bonds

10.0 Development Standards

There is an obligation of the Council to ensure that planning permissions granted under the Planning Acts are consistent with the policies and objectives set out in the County Development Plan, and the proper planning and sustainable development of the area.

The standards set out in this section are what new development will generally be required to meet. The 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 and policies of the development plan.

The granting of planning permission does not in itself enable development to commence. There are other legal and procedural requirements to be considered. In this context, attention is drawn in particular to the need to comply with relevant statutory provisions such as those contained in the Building Regulations, Public Health Acts, Fire Regulations, etc. and legislation dealing with environment, conservation, heritage and other related issues.

10.01 Access for Persons with Disabilities and the Mobility Impaired

All new developments shall have access for persons with disabilities and those who are mobility impaired, incorporated into the design of the building as an integral part of the proposal. Parking bays should be located as close as possible to the entrance to premises and must be clearly visible, sign posted and marked with the relevant international symbol. The Council will in all developments promote additional standards or review existing standards to ensure that access is available for everyone

10.02 Architectural Conservation – Protected Structures

The inclusion of a structure in the Record of Protected Structures does not preclude appropriate use or development. However, no works which would affect the character of the structure, or any element of it, which contributes to its special architectural heritage

interest may be carried out to a Protected Structure without planning permission.

In addition to the exterior of the building, the interior of a protected structure together with any structures within its curtilage are also protected.

All planning applications relating to a Protected Structure will require;

- qualitative information to be submitted in order to facilitate a full consideration of the potential impacts of any proposed change of use of a Protected Structure prior to permitting any such change of use.
- The Council will only consider the change of use of Protected structures, if it can be shown that the structure, character, appearance and setting will not be adversely affected by the change of use proposed.
- the proper recording of the building will be required before any changes are made. In all such cases, the opinion of the DOEHLG and other relevant bodies shall be required.

10.03 Archaeology

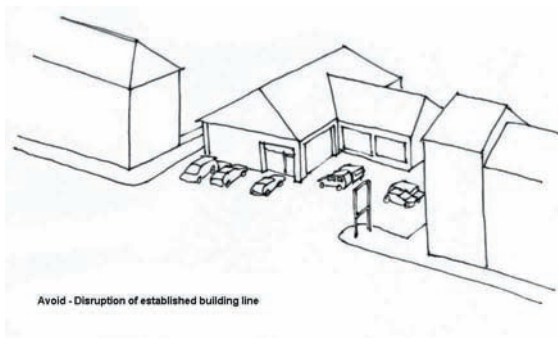
Items of archaeological value which are finite, non-renewable resources must be protected and maintained and the planning process is an essential mechanism for ensuring this protection. The Council will play its role in seeking to protect archaeological remains in situ wherever this is feasible. The importance and value of the wider historic landscape and environment, including battlefields is also recognised.

- funding by the applicant of archaeological assessment, monitoring, testing or excavation of the site and submissions of a report thereon
- preservation of all or part of any archaeological remains on site

10.04 Urban Design

- The Council shall require the developer to submit a report prepared by a suitably qualified archaeologist on the archaeological implications of a proposed development involving works which could impact on archaeological remains.
 - To impose planning conditions in appropriate circumstances requiring:
 - professional archaeological supervision of excavations
- It is the policy of Wexford County Council to encourage the establishment and maintenance of high quality sustainable residential communities. Good urban design is essential if communities are to be achieved where people want to live and work. It can be achieved by arranging spaces, streets, densities and scale that combined can create a sense of place which the people of Wexford relate to and take pride in.
- The basic principles of good design include;

Character	A place with its own identity, the character of an area refers to its existing layout, form, content and fabric,
Enclosure,	A place where public and private spaces are clearly defined,
Legibility	A place that has a clear image and is easy to understand,
Permeability	A place that is easy to get to and move through,
Quality of Public Spaces	A place with attractive and successful outdoor spaces. The treatment of surfaces, landscaping and street furniture must be an integral part of the overall design.
Diversity,	A place with variety and choice, containing a mix of compatible developments,
Adaptability	A place that can respond to changing social, technological and economic conditions.



The Council will seek to ensure that new housing development incorporates the principles of urban design and that future developments are well integrated with the form and framework of the existing town or village. New housing development will be required to meet the following criteria:

- It should be of a scale and layout appropriate to the size and form of the town and village.
- It should be of a design, which is sympathetic to the character of the area and avoids the adverse effects of over development.
- It should achieve a density compatible with the surrounding environment and the guidelines of the Planning Authority.
- It will not have an adverse impact on the amenity of neighbouring properties or its immediate surroundings.
- It will not have an adverse impact on areas or buildings of historic or architectural interest, or on sites of nature conservation or archaeological importance.
- It will provide attractive conditions for walking and cycling with linkages to adjoining residential areas, town or village centres, amenities and open space areas.
- It will provide for adequate functional open space areas linked to adjoining open space areas, where practical.
- It will not create traffic hazards.

To assist in the achievement of high quality residential development the Council will:

- prepare a Design Guide for Residential Areas elaborating on and providing a more qualitative emphasis to the Residential Estate Development Standards,
- prepare, in consultation with designers

and developers, Residential Site Design Statements for particular sites setting out the main considerations, design principles and quality objectives which a proposed development should address including:

- identification of areas that should remain undeveloped;
- key views and prospects to be protected;
- access points and linkages to other areas;
- details of densities, building heights and lines, materials and colours;
- advice on how to maximise opportunities presented by existing landscape features, groups of trees, hedgerows, streams and topography.

The Council may require prospective developers of housing estate developments (especially in some of the smaller settlement areas) to submit a report that provides an assessment of the likely impact of their development in relation to (amongst others):

- The need for community / health facilities;
- Accessibility to community facilities and services;
- Public transport facilities and services;
- Crèche/ childminding facilities;
- Educational facilities and provision; and
- Recreation and sport facilities and provision.

It is envisaged that this measure will assist in flagging those areas within settlements that require intervention and resolution, and also assist in protecting against excessive dilution of the existing community/ village structure.

To provide guidance for the general public and developers alike, Wexford County Council has outlined below the minimum development standards for new residential development.

10.05.0 Residential Development

in appropriate areas.

Residential estates or multiple developments will be favoured within existing settlements. The following although not exhaustive, sets out the general requirements of the Council in relation to these developments. All new residential estates should form a unified concept and relate to the existing town/village in which they are situated.

In determining whether the density of a development proposal is appropriate, the Council will have particular regard to the amenity of surrounding areas. The Council also reserves the right to permit departures from these standards depending on special circumstances that may apply.

10.05.1 Residential Density

Strict adherence to maximum and minimum density standards is not recommended. Regard should be had to "Residential Density – Guidelines for Planning Authorities", Department of the Environment and Local Government, September, 1999. The emphasis should be on providing quality housing environments based on innovation and a design led approach with proposals appropriate to each site and location. The aim is to make the most efficient use of land and infrastructure, to avoid town and village cramming and over-development and to protect urban green spaces and the quality of life. While the emphasis will be towards appropriate and reasonable higher densities, the County Council recognises the need for lower densities in some areas. Higher land costs have discouraged quality, low density housing in urban areas resulting in growing pressure for such housing in rural areas.

In providing for a range of residential densities, consistent with the need to ensure high quality residential environments, the County Council will:

- Have regard to "Residential Density – Guidelines for Planning Authorities", Department of the Environment and Local Government, September, 1999;
- Promote higher density development in the town centre and along significant radial routes;
- 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;
- Recognise the need for lower densities



10.05.2 Layout

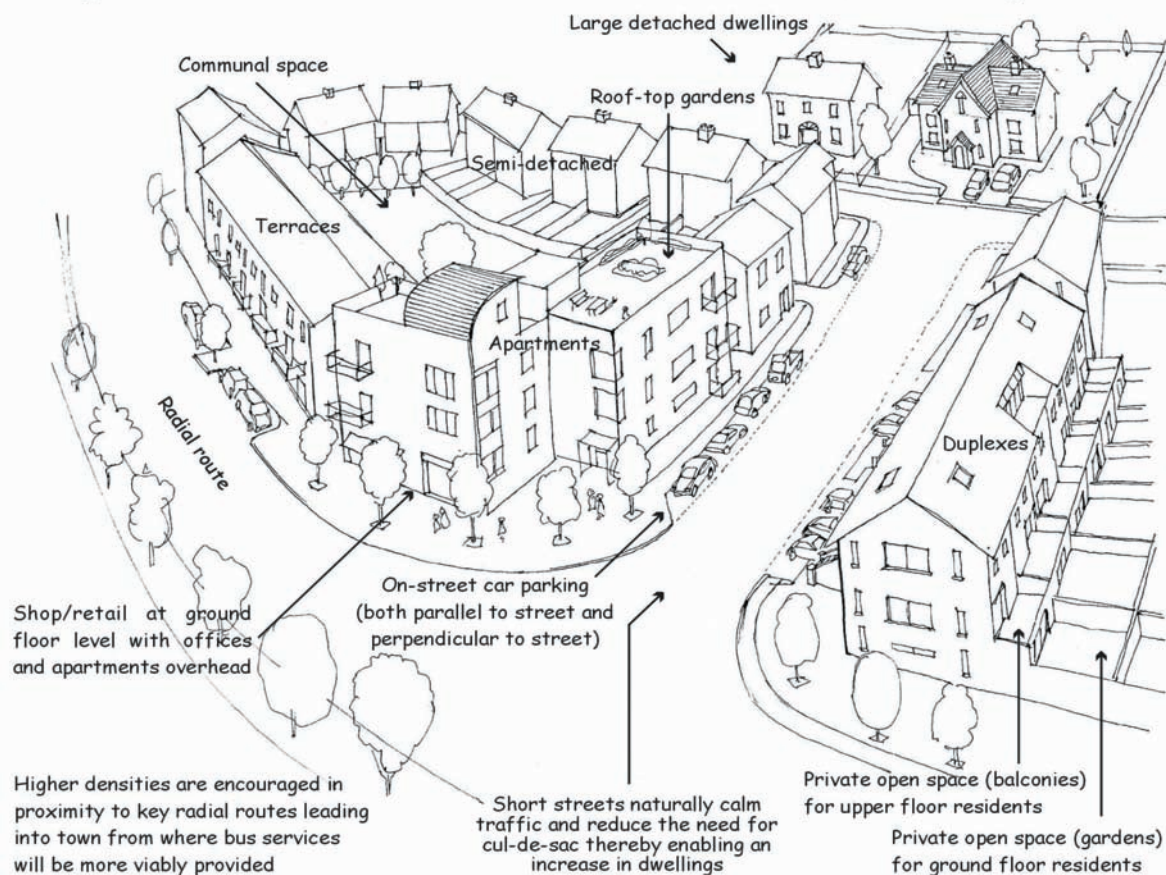
Innovation in the layout of residential estates will be encouraged; the overriding factor in the determination of planning applications will be the overall quality of the estate in terms of residential amenity and environmental sustainability. In assessing new housing developments the Council shall consider the following

- All new housing estates should seek to be secure by design.
- Estate access roads should be designed to provide linkages to the existing and proposed developments adjoining the site.
- Residential streets should be designed to reduced traffic speeds to 30 km ph to provide a safe environment for children to play.
- Traffic calming measures maybe considered to aid in the reduction of vehicular traffic speed to 30 km ph
- Promote natural surveillance. Properties should face the street and address corner sites- no rear gardens should back onto roads or open space.
- Open space should be located at accessible points within the development.
- New layouts must provide clear and safe routes for access to all parts of the development, including open space, to ensure access for everyone.

- Landscaping should be designed to provide ease of future maintenance and not create security problems in the future.
- Car parking should generally be provided within the curtilage of the proposed dwellings. Where this is not possible rear parking courts or on street parking can be provided if this can be viewed from the dwelling. Large parking courts will not be permitted.
- Gated estates will not be permitted, however the Council will consider restricted access to private parking courts or service areas.

A mix of dwelling types will generally be encouraged to include apartments, terraces, duplexes, semi-detached and detached dwellings in a scheme

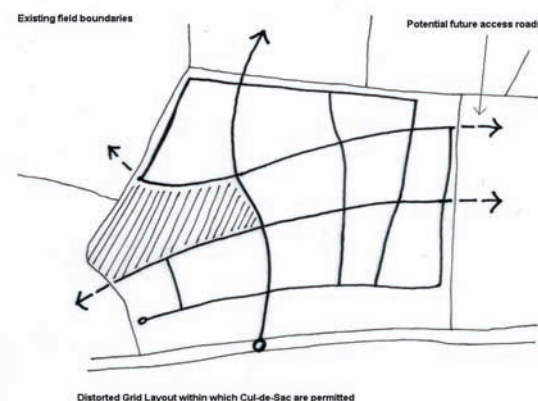
Building is centred to act as a focal point or centre piece of view along the street



10.05.3 Design

- The design of dwellings in residential estates should bear a relationship to the nature, scale and form of the existing built fabric within the settlement. Any proposals for modern developments must be in harmony with existing dwellings and the surrounding built environment. A variety of dwelling types, sizes and designs will be encouraged.
- Outline applications for residential estates in which each site will be developed independently must be accompanied by a design brief for the

overall development. Each subsequent dwelling submitted for approval must have regard to that design brief.



10.05.4 Accessibility – Housing for all.

The Planning Authority is committed to providing a range of house design to meet with the requirements of the housing needs of people with disabilities. While the Authority recognises that Part M of the Building Regulations has led to improved visitor accessibility there is a significant need to ensure a variety of housing types to provide accommodation for people who have disabilities.

In order to improve the supply of suitable housing choice for the future, all new housing estates of 10 dwellings or more shall seek to ensure that at least 20 % of the proposed dwellings are adaptable to provide accommodation for people with disabilities.

The Planning Authority also recognises that people with disabilities do not always live alone and a variety of accommodation types will be required throughout. The provision of “lifetime homes” will also provide the improved choice for all residents to continue to live in their community throughout their lives.

Dwellings should be designed to provide :-

- A suitable, safe location should be identified within each dwelling for parking and charging a power wheelchair or scooter.
- The design of all new dwellings that are on more than one level should incorporate provision for a future stair lift, and also a suitably identified space of minimum 1400mm x 1100mm for the future installation of a house lift (through-the-floor lift) from the ground to the first floor. The proposed provision must satisfy all normal Building Regulations requirements.
- At least one accessible bedroom should be provided in each dwelling, of minimum dimensions 4000mm x 4000mm.
- Where a development incorporates dwellings with three or more bedrooms, a proportion of these should have a second bedroom of minimum dimensions 3000mm x 3000mm.
- Where possible, ensuite facilities should be provided, of minimum dimensions 2000mm x 2000mm, and should include a WC, a wash hand

basin and a shower.

- Where only one bathroom is provided it should have minimum dimensions of 2700mm x 2500mm to allow for the provision of a WC, a wash hand basin a bath and a shower.
- Walls in bathrooms, showers and toilets should be constructed to take adaptations such as grab rails.
- Circulation space of minimum 1800mm x 1800mm should be available in kitchens after fitting-out.
- Internal doors should have a minimum clear opening of 800mm. The effective clear opening should be clear of projections. Double doors may be fitted, if preferred.
- Window sills should be no more than 900mm above floor level. Any glazing less than 900mm above floor level should be safety glass.
- The width of internal stairs should be minimum 900mm.
- Do not use open risers or open recesses under stairs.
- A step should not overlap the one below.
- There should be a continuous handrail on both sides of the stairs and on landings.
- The use of residential sprinklers should be considered.

10.05.5 Public Open Space Areas

- Functional open space areas should be provided at a rate of 10% of the total site area or 1 hectare per 150 dwellings, whichever is the greater.
- The above figure may vary according to the quality of the open space and the density of the overall development. Financial contributions may be accepted where it can be demonstrated that sufficient amenity has been provided for the estate through an existing amenity/park in the vicinity.
- Open space should be graded from large areas of open spaces to small play areas and incidental open spaces throughout the estate.

- Hard landscaping should be provided where appropriate, to accommodate desire lines through open spaces and also to facilitate the use of open space year round.
- Public open space areas should be provided with an optimal amount of surveillance from dwellings within the estate.
- Open space areas should retain where possible, existing site features including mature trees. Where such a feature is to be retained, provision should be made for its protection during construction.
- All open space areas shall be accessible for people with disabilities. The use of steps should be avoided, street furniture, footpath surfacing and children's play areas must also be accessible.
- Play areas shall be provided on the open space of new residential developments.

10.05.6 Private Open Space Areas

- An adequate amount of usable private open space should be provided within the curtilage of each dwelling. This shall consist of a minimum area of 60 – 75 m² depending on house type.
- Emphasis will be placed on the quality of the open space which should be free from overlooking and have adequate amounts of day lighting thereon.
- The proportions of this private open space may vary although a distance of 22m shall generally be observed between opposing first floor windows.
- The boundaries of rear gardens should generally be provided with a wall 1.4 metres in height. Where rear gardens back onto public areas, excluding a public roadway, this height should be increased to 1.8 metres.
- Exemption to these requirements will be considered where dwellings are specifically designed for people with disabilities.

10.05.7 Landscaping

- A detailed landscaping plan must be prepared as an integral part of the overall development of the estate and

submitted as part of the planning application for the development.

- Planting will need to be carefully considered in communal areas. Consideration should be given to the growth rate of the species and also to the level of maintenance required for the landscaping.
- The developer will be responsible for the laying out and planting of all landscaped areas.

10.05.8 Naming of Developments

The names of residential, commercial and community developments including roads shall reflect local place names, particularly townlands, or local names which reflect the landscape, its features, culture or history of the area in which the development is located; also considered will be the names of historical persons associated with the area. The use of Irish names will be encouraged. The developer/applicant shall provide an explanation of the origin/inspiration for the name with the compliance proposal. The Planning Authority shall approve the name chosen prior to the launching of any advertising campaign for a development. The Council will prepare a guide on naming developments to provide assistance to developers.

10.05.9 Maintenance and Management

Section 34(4) (i) of the Planning and Development Act 2000 – 2004, provides for the inclusion of conditions attached to a planning permission regarding the maintenance and management of a proposed development. This includes the establishment of a management company or the appointment of a person to carry out such management (including waste management) or maintenance. It is the policy of Wexford County Council that management companies will only be required for the following type of developments:

- apartment blocks or multi-occupancy units;
- holiday home developments;
- if a specific service or facility is provided for residents use only such as a swimming pool.
- if a specific service or facility is provided for residents use only such as a swimming pool.

10.05.10 Urban Infill Housing

Well-designed and integrated infill housing will be encouraged for its role in the social and environmental revitalisation of towns and villages. Opportunities for infilling may also be available on the edges of settlements and in backland areas where uncoordinated, piecemeal development has taken place hitherto. In some instances, it may be possible to relax normal planning standards, e.g. car parking, and reduce planning contributions in order to encourage such development where there is a clear planning gain for the community. Each case will be considered on its merits.

The Council will encourage and facilitate infill housing development including the redevelopment of vacant, derelict or underused sites. Applicants and developers will be required to have regard to the following guidelines in preparing development proposals:

- The design must be in sympathy with the existing character of the area in terms of density and details such as window types, heights, materials, finishes, building lines and roof pitches;
- The development should incorporate an acceptable element of private open space for amenity use; where this is not possible, the developer may be required to contribute towards the cost of provision of new open space or improvements to existing open space in the vicinity;
- Sufficient space should be provided to accommodate bin, fuel and other household storage.

10.05.11 House Extensions

Extending existing dwelling houses to meet changing family needs is an acceptable form of development which is viewed positively by the Council. Development proposals should have regard to the following:

- The size of the extension should be suitable designed, having regard to the size of the existing house and houses in the vicinity;
- The design and use of external materials should be in harmony with that of the existing house and the

general architectural character of the area;

- The development should not have an adverse impact on the amenities of adjoining properties;
- Site coverage should be carefully considered to avoid unacceptable loss of private open space or encroachment on wastewater treatment infrastructure.
- In urban areas the development should not result in the loss of any off street parking
- The Council will consider on their merits, exemptions to the above policy in the case of adaptations required to provide accommodation for people with disabilities.

In dealing with detached units to provide ancillary accommodation for family members (granny flats) the Council shall have regard to the following;

- Vehicular Access to the flat should be shared.
- Required separation distances from wastewater treatment systems
- Garden areas should be shared
- The unit should not consist of more than a combined living/kitchen/dinning area, WC bathroom and no more than two bedrooms.
- The unit will be conditioned to restrict the use to the enjoyment of the main dwelling.

10.05.12 Backland Development

Development of backlands, including the construction of extra dwellings in 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.

Backland development will be considered if :-

- There is no loss of privacy to adjoining dwellings.
- The access arrangements would not significantly increase noise and disturbance to existing dwellings.
- There is adequate off street parking.
- There is adequate provision of private amenity space.

- The scale and design of the dwelling is compatible with the character of the buildings in the surrounding area.
- There are no issues of overshadowing.
- Existing trees or natural features are retained.

In the event that a large plot of land, located in a backland location, is the subject of a development proposal, an indicative layout of the overall development intentions for the land will be required.

10.05.13 Apartments

Apartment developments have a role to play in meeting the accommodation needs of the young, mobile sectors of the community, small households and as tourist accommodation.

Apartments are also important in mixed use developments providing security when located above shops and community facilities and have a valuable role in creating new streetscapes in urban areas.

The Council will consider such developments particularly in the towns and larger village centres provided they are compatible with surrounding areas, would not give rise to adverse impacts on the amenities of adjoining properties or on areas or structures of historic or architectural interest and can be provided with adequate car parking facilities.

The Council will ensure that the standard of accommodation is suitable and will not permit apartment developments where the internal floor area of the apartment is less than 75 sq. m.

The subdivision of existing dwelling houses into apartments/ flats will not generally be permitted within residential estates designed and developed for single family occupancy.



10.05.14 Derelict Sites

The Council will continue to take appropriate action in accordance with the provisions of the Derelict Sites Act 1990 to ensure the elimination of dereliction as it occurs.

10.05.15 Use of Upper Floors for Residential Purposes

The unused upper floors of premises in towns and villages provide a valuable accommodation resource. Their use for living purposes would contribute to the revitalisation of urban areas. The County Council will promote and encourage the utilisation of upper floor space in towns and villages for residential purposes.

10.05.16 Refuse Storage

In all estate and apartment development proposals, provision shall be made for a secure, and well-screened, refuse storage and collection point area. A minimum space sufficient for two wheelie bins will be required for each residential unit. Roads and access to these areas should be suitable for easy servicing and turning by emergency vehicles. Provision should also be made for a 'Bottle-Bank' facility. Proposals for terraced housing developments must provide adequate for adequate storage space for bins if external access to the rear gardens is not proposed.

10.05.17 Residential Care Homes

The Council recognises the need to provide for a range of accommodation for those who require supervised care. In considering applications for care homes the Council will have regard to the following:-

- The existing social facilities and demand within the area. In locations where there is a grouping of a particular user group applications should include an assessment of the impact on local services.
- The impact on the physical character of the area such as car parking levels, private amenity space.
- The impact on noise and disturbance from additional traffic.
- The standard of accommodation and facilities offered. In large developments or developments which are not located adjacent to local

facilities the provision of pray rooms /chapels, shops etc. will be required.

10.06 Building Sustainability

10.06.1 Strategy

Wexford County Council is committed to encouraging more sustainable development through energy end use efficiency, and increasing the use of renewable energy, in all new building projects.

It will achieve this by:

- Encouraging responsible environmental management in construction;
- Promoting sustainable approaches to housing developments by spatial planning, layout, design and detailed specification;
- Ensuring high standards of energy efficiency in all housing developments under its remit, and encouraging developers, owners, and tenants to improve the environmental performance of the building stock, including the deployment of renewable energy;
- For housing, specifically adopting the SEI "House of Tomorrow" standard of energy performance to be applied as the norm, representing an improvement of 40% relative to prevailing norms as represented by the Building Regulations Part L;
- For all other buildings, specifically applying a comparable improvement of 40% relative to prevailing norms as represented by the Building Regulations Part L;
- Anticipating the operational implementation of the EU Directive on the Energy Performance of Buildings (EPBD) by encouraging the energy rating and labelling of building energy performance, so as to give visible recognition to such improvements.

The specific approach proposed for developers is to set a target, accompanied by a menu of design and technology options. This includes

renewable energy technologies, as a means of offering flexibility towards meeting that target in the most technically and economically feasible manner on a case by case basis. As an initial step towards achieving greater environmental sustainability, Wexford County Council proposes the introduction of a performance based CO2 Emissions Target (CET) for new buildings being constructed within the County.

10.06.2 Targets

All new buildings will represent a significant improvement in energy and associated environmental performance relative to current prevailing practice. Either as a prerequisite to receiving planning approval (BER certification of a minimum B1 rating) to be submitted with the planning application) or as a voluntary code, the following conditions have been adopted:

10.06.3 Housing:

The Council shall seek a reduction of at least 40% in CO2 emissions within housing developments, relative to a baseline of prevailing regulatory and design practice. This initial baseline of comparison is to be represented by the provisions of Technical Guidance Document L (TGDL) of the Building Regulations, 2002 using conventional oil fired heating boiler with an assumed seasonal efficiency of 75%. The calculation is to be carried out using the Dwellings Energy Assessment Procedure (DEAP) in TGDL. The DEAP is the procedure for assessing the energy performance of new buildings and will allow for the production of Building Energy Rating (BER) certificates. A BER Certification of a minimum B1 shall be required. In meeting this CO2 performance target, the development shall include:

- A collective average reduction of at least 40% in energy consumption for space and water heating , relative to the baseline of existing regulatory and design practice and using the methodology outlined above; and
- Should incorporate a contribution of 30% by renewable energy supply systems to meet the collective space and water heating requirements within the housing development.

Wexford County Council proposes that new housing developments should aim to achieve a 40% reduction in CO₂ emissions associated with space and water heating (i.e. to below 14.2 kg/m²/year), which must include a reduction in energy use for this purpose (i.e. to below 75 kWh/ m²/year) and should incorporate a contribution of at least 30% by renewable energy systems to meet the collective space and water heating requirements within the development.

10.06.4 Non-residential:

The Council shall seek a collective reduction of at least 40% in CO₂ emissions deriving from total energy usage (space heating, water heating, lighting, other) arising from all services within the development, relative to a baseline of existing regulatory and design practice. This initial baseline of comparison is to be represented by the provisions of TGD to the Building Regulations, 2006. In the absence of an official national methodology for determining the energy performance of non-domestic buildings, this calculation is to be carried out using a method compliant with the draft European Standard prEN 13790.

In meeting this CO₂ performance target, the development shall include:

- A collective average reduction of at least 40% in energy consumption for all services, relative to the baseline of existing regulatory and design practice and using a methodology as outlined above; and
- A contribution of 30% by renewable energy supply systems to meet the collective energy requirements within the development.

To illustrate the above, using the Heat Energy Rating methodology, the baseline energy performance of new housing is typically 125 kWh/m²/year for space and water heating when constructed to the minimum requirements of Building Regulations 2002, and using a boiler with a seasonal efficiency of 75%. This translates into a CO₂ performance of 23.7 kg/m²/ year using an oil fired heating system.

10.06.5 Menu of Options

In pursuit of these targets, a strong menu of superior design and specification options will include the following:

- Site layout and associated bio-climatic /passive solar design measures;
- Enhanced levels of insulation in walls, roofs, floors, glazing and doors;
- Reduced uncontrolled air infiltration losses;
- Use of healthy and controllable ventilation systems;
- Heat recovery systems;
- Use of daylight;
- Water conservation measures;
- More sustainable building materials;
- Improved heat generation appliance efficiency, e.g. condensing boilers;
- Intelligent heating system configuration and time/ temperature/ zone/ function controls;
- Efficient provision of domestic hot water;
- Fuel switching to low or zero CO₂ emitting fuels;
- Energy efficient lighting systems;
- Incorporation of renewable energy systems, e.g. active solar, heat pumps, biomass;
- Provision of appropriate group or district heating systems.

In the case of non-domestic buildings, additional options include:

- Heating, ventilation and air conditioning systems and controls;
- Electrical energy use including motive power;
- Efficient lighting systems and controls;
- Building Energy Management Systems;
- Occupancy controls;
- Monitoring and Targeting systems;
- Combined Heat and Power (CHP).

Other measures which can contribute to the energy efficiency and renewable energy targets can also be considered. This menu approach enables and requires developers to adopt approaches which are responsive to site and client circumstances and constraints. It also offers the flexibility to explore and employ different mixes of options on a case by case basis, to maximise technical and economic feasibility (SEI April 2006).

10.07.0 Rural Residential Development Guidelines

These guidelines aim to assist those planning on building a rural house in County Wexford, placing emphasis on the need for sensitive development in rural areas, in the siting and design of one-off housing.

10.07.1 Rural Housing Design Code

Choosing a Site-

A site should be capable of accommodating:

- A dwelling house so that it blends into the landscape, is not visually prominent and does not detract from scenic views;
- A wastewater treatment system within the boundaries of the site, without being a pollution risk to ground water or any watercourse;
- Safe entrance to the site.

Dwelling Floor Area

< 200 sq.m.
200 - 300 sq.m.
> 300 sq.m.

Site Size Acres / Hectares

0.5 - 0.2
0.75 - 0.3
1.0 - 0.4

Site Study- A site analysis/study should be prepared before working on the design of the house and the site layout plan. The purpose of this study is to:

- Record and consider information on the site and its surroundings;
- Identify design problems and opportunities presented by the site;
- Influence the design of the house which will protect the landscape's character.

The site study should include drawings to show:

In the site:

- The site levels
- Trees and hedgerows;
- Existing Buildings;
- Existing Access points;
- Drainage and services;
- Fences, boundaries and easements;
- Any notable features or characteristics of the site;
- Any historic and archaeological features;
- Water courses.

On the surrounding area:

- The location and use of surrounding buildings;

- The difference in levels between the site and surrounding properties and the level of the public road;
- The type of houses/ buildings in the surrounding area
- Roadside features such as poles and footpaths;

The design and layout of the house should show how it relates to the study and improves the existing rural character.

10.07.2 Design and Siting Guidelines for Rural Housing

The Council wishes to avoid being overly 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



Avoid



Preferred

ensure that a development is aware of and respects its context and surroundings. The Council will encourage both variety and good quality house design. Traditional & contemporary 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.

- A single storey form should be used in areas where this form is prevalent or on more exposed and elevated sites.
- External building materials to ensure the development blends with the landscape should be used including dark roofing materials. Consideration will be given to timber dwellings in appropriate well screened settings.
- Generally, the house should be set back from the front boundary fence of

9m on County road and 15m on most regional roads. Where developments are permitted along Class 1 Regional Roads and 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 10.19.3 of this plan. Sightline requirements will also be considered in the context of the standard and importance of the public road, traffic volumes and speed values.
- All surface water run off from roofs, entrances and parking areas, shall be collected and disposed of within the site to soakpits/drains/adjacent water courses. In particular, no surface water run-off shall be allowed to flow onto the public road way or adjoining properties. A piped roadside drain, of a minimum 300mm size will be required for the distance of the entrance and roadside parking area.
- Roadside hedgerows, stone piers, stone walls and other traditional materials in rural areas should be retained. Where it is necessary and acceptable to remove the hedgerow to provide adequate sightlines, the new boundary should be comprised of an earthen/sod/stone embankment/wall planted with native trees and hedgerow species.
- The Council will consider that linear development occurs where 5 or more houses exist on any one side of a given 250 metres of road frontage. In assessing such developments the Council will have regard to :
The type of rural area and circumstances of the applicant;
The degree the proposal might be considered infill;
The degree to which linear development would be extended
- Rural houses will normally require the installation of wastewater treatment and disposal 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; Submission of a detailed Site Suitability Report in Compliance with "Treatment Systems for Single Houses" (Wastewater Treatment Manuals) Environmental Protection Agency, 2000; (and successive documents)

- 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.
- In the event of a proposal to discharge effluent from on site waste water disposal systems to surface water, information on the flow and capacity of the stream or river will be required. All discharges to surface water require a discharge licence which is issued independent of planning permission
- A minimum size of site shall apply for the following house sizes

Exceptions will be considered for applicants wishing to develop dwellings adjacent to family members subject to normal criteria relating to public health and traffic safety.

On all new developments where dwelling attics are ready convertible and/or are to be used for any activity including storage the above standards shall apply.

10.08.0 Commercial Development

10.08.1 Industry, Warehousing and Business Park Developments

There will be a presumption in favour of industrial and commercial development located in or adjacent to settlements where infrastructure has been provided and in line with the principle of sustainable development.

Industrial and commercial developments on greenfield sites will be required to satisfy minimum requirements for design regarding location, layout, finishes, access, tree planting and landscaping, boundary treatment, water supply, drainage, and effluent disposal. In addition, sufficient space shall be reserved within the curtilage of the site for parking of all employees' and visitors' cars and for the loading and unloading of vehicles. It is

intended that such developments should leave one-third of the site free from buildings and that adequate rear access to business premises be made. Adequately screened on-site storage shall be provided for raw materials, waste products and finished goods. All new developments shall be designed to provide access for all and shall include parking areas for people with disabilities at the main entrance, equal access toilets and access to floors above ground level.

Proposals for developments that would generate a large volume of HGV traffic, should not be located where they would encourage movement of such traffic through residential areas.

Areas between the building and the road boundary may include car parking spaces, provided an acceptable landscaping scheme is incorporated.

Industrial/warehousing/business park developments should present a pleasant aspect helped by tree planting, the careful design of signage, screening of storage space and unobtrusive loading and parking space. A variety of unit size shall be provided to cater for the differing needs of potential occupants.



10.08.2 Office Development

New office developments shall be designed to ensure access for all with adequate equal access WC facilities for staff. The County Council will encourage over counter office development to be located in established centres. The use of vacant or under-utilised upper floors for office development will be encouraged by the Planning Authority. Outside of the town/village centres, applications for office development will be considered within the industrial and business park, on industrially zoned lands or where infrastructure has been provided and in line with the principle of sustainable development.

All new office developments will be required to provide a minimum of 10% open space.

10.08.3 Home Based Economic Activity

Home based economic activity is defined as small scale commercial activity carried out by residents of a house which is subordinate or ancillary to the use of the dwelling as a place of residence. In assessing applications for such developments, the Planning Authority will have regard to the following:

- The nature and extent of the work;
- The effects on the amenities of adjoining properties;
- The level of traffic generated by the proposed development;
- The generation, storage and collection of waste.

Permission for such partial change of use will be restricted to use by the applicant. Permission will not normally be granted for such changes of uses in apartments

10.08.4 Retail Development

The criteria to be determined in the assessment of significant planning applications for retail development are as follows:

- Testing the proposal against the 'Sequential Approach' and that alternative location have being considered;
- Impact on the town centre, including cumulative impact;
- The baseline information and capacity/impact assessment is accurate and transparent;
- There is a demonstrable need for the development;
- Its contribution to town centre improvement;
- Its contribution to site / area improvement;
- The quality of access by all modes of transport;
- Its role in improving the competitiveness of the County;
- Its role on sustaining rural communities;
- Any other Development Plan considerations.

In considering retail developments the Council will require

- Stores above a floor area of 1000 sq m shall provide public equal accessible toilets.
 - Adequate provision of parking for people with disabilities in addition to parking for parents with young children
 - Provision of recycling bring centres to be located in accessible locations
 - Provision of covered bicycle parking
 - Stores above 3000 sq m provision for taxi ranks and bus stop/lay-bys.
- the development area boundaries of towns and villages on lands zoned for town centre, village expansion or general commercial or industrial uses. Residential areas should be avoided. Developments on national road networks will be strictly controlled. A proliferation or an over-concentration of filling stations along a particular road or within a town or village will not be acceptable because of the cumulative environmental impact on visual or residential amenity and the creation of a traffic hazard.

10.08.5 Shop Front Design

Shop front design has the potential to contribute significantly to the environmental quality of retail development in urban and rural areas. In general, the design of the shop fronts should relate to the architectural character of the area or of the building of which it forms part. Developers and designers are advised to consult the design guide 'Shopfronts and Streetscapes in County Wexford'. New shop fronts shall ensure the provision of ramped or level access to facilitate access for all.

External Roller shutters will not be permitted on shop fronts in the prime retail areas of the town and villages.

10.08.6 Hot Food Takeaways

Proposals for the development of these facilities will generally only be acceptable in areas of mixed use activity such as town or village centres. Fast food outlets will generally not be permitted within a 200m radius of educational establishments and only in exceptional circumstances will such development be considered in residential areas, having regard to the negative impacts including noise, litter, opening hours and general disturbance, to which it can give rise. Stringent controls will be applied with regard to litter collection and façade design. The latter may necessitate the alteration of corporate images in order to assimilate into the character of the area. The Planning Authority may impose restrictions on opening hours as a condition of planning permission.

10.08.7 Petrol Filling Stations

In general filling stations, where a need has been established, should be located within the 50 kph or 60 kph speed limits and/or within

10.08.8 Pubs / Nightclubs / Amusements Centres

The following issues shall be taken into account in the assessment of applications for the above uses:

- Potential effects of the development on the amenity of nearby residents will be assessed prior to the granting of planning permission
- Prevent an excessive concentration of any of the above uses in a particular area.
- Noise at the boundaries will be carefully monitored and noise insulation measures will be required at the time of the submission of the planning application. An important consideration for the local authority is the number and frequency of events in such facilities.
- The Planning Authority shall insist that proper litter control measures are in place prior to the opening of any premises.

Facade design will be carefully controlled by the Planning Authority and in particular the type and degree of advertising signage and lighting. The design shall respect the character of the street and the buildings.

Table 10.1 Petrol Station Design Standards

Table 10.1 Petrol Stations Design Standards		
Petrol Stations - Design Standards and Guidelines		
Overall Design	High standard of design and comprehensive landscaping, providing for an integrated site development concept covering buildings, structures, canopies, advertising, lighting; taking into account also the design and character of the built environment in the vicinity.	
Access	<p>The width of the accesses shall be not less than 6m and not more than 9m.</p> <p>The radii of the kerbs at the entrance and exits shall be not less than 10m.</p> <p>The minimum distance from the entrance (access way) to the nearest road junction or traffic lights shall be as follows:</p> <p>Major roads: 50m Minor roads: 25m</p>	
Frontage	<p>Towns and Villages: Minimum 31m, Rural: 45m</p> <p>The site shall be clearly demarcated from the public road with a low wall not exceeding 0.5m in height constructed along all of the front boundary line.</p> <p>A footpath shall also be provided outside the boundary wall.</p>	
Location of Structures	<p>The centre island containing the pumps shall in no case be nearer than 7m. to the edge of the road curtilage.</p> <p>No obstruction other than the pump island shall be located within 15m. of the road boundary.</p> <p>No structures whether permanent or temporary shall interfere with the sight lines of drivers or obstruct pedestrians.</p>	
Visibility	<p><u>Speed Value of Road</u></p> <p>40 kph. 60 kph. 80 kph. 100 kph.</p>	<p><u>Minimum Visibility Distances Required - Single Carriageway</u></p> <p>170 m. 170 m. 230 m. 280 m.</p>
Parking	Parking bays/aisles must be so located as to minimise pedestrian/vehicular conflict. Adequate parking, screened from general view, to cater for vehicles being serviced. Adequate parking for disabled persons shall be provided.	
Lighting	<p>Lights, signs and other appurtenance shall not be located where they cause glare hazard or confusion to public road users.</p> <p>All illumination on outdoor areas shall be shielded so as not to shine upon any property used for residential purposes.</p>	
Advertising/Canopies	<p>Minimal and necessary advertising only. Main sign/logo shall not exceed 4.5m. in height. Advertising shall not interfere with visibility lines. Forecourt and footpath shall not be used for the location of advertising. Advertising which is visually intrusive or interrupts the continuity of streetscapes will not be permitted.</p> <p>Design and scale of canopies to have regard to site location, siting and local architectural character.</p>	

Drainage/General Facilities	<p>The surface of the forecourt shall be graded, surfaced with bitumen macadam or other suitable material and drained to the satisfaction of the Planning Authority and maintained in that condition.</p> <p>A petrol/oil interceptor trap shall be fitted to the surface water drainage system. Provision shall be made for the storage and removal of refuse and waste material.</p> <p>Depending on location/size of the development, it may be necessary to provide sanitary accommodation for public use.</p>
Retail Uses	Size of convenience retail component/range of goods for sale may be limited having regard to location, retail facilities available in vicinity, adequacy of parking, traffic safety.
Public Facilities	Equal access public toilets including a baby changing facility shall be provided.

10.09.0 Community Facilities

10.09.1 Schools

Sites required for a primary school shall comply with the requirements of the Department of Education and Science publication Planning Guidelines for Primary Schools (2000). Provision must be made within the site for adequate car parking for staff (at a rate of 3 per classroom), bus parking, pick-up/drop off areas, informal hard surface play area, and areas for organised sport activities.

The County Council in association with the school authorities will endeavour to provide pedestrian crossings, road markings and footpath provision where required.

Provision should be made in secondary schools for all forms of organised sporting facilities.

10.09.2 Childcare Facilities

The Council recognises the need for the provision of properly run and conveniently located childcare facilities in urban and rural areas throughout the County. Applications for childcare facilities in residential areas will be assessed in terms of the effects on the amenities of adjoining properties and the level of traffic generated by the proposed development. In general the factors to be considered in determining an application for a childcare facility are as follows:

- Compliance with Childcare (Pre School Services) Regulations, 2006;
- The suitability of the site and building;
- The size and nature of the proposed facility (seasonal or full day care);
- Availability and ease of access, parking and collection points;
- The impact on local traffic circulation;
- Adequacy and suitability of outdoor play area.

Residential developments of 75 or more dwelling units, or as stipulated in Section 7.9 of the Development Plan, will require the provision of a purpose built childcare facility. The Council will consider, by agreement, the development of a central childcare facility serving one or more housing estates.

10.10.0 Tourism

The County Council recognises the growing demand for and attraction of tourism based on holiday destination developments, and the need for flexibility in accommodating such development which may add to the overall quality of the tourism product and benefit the wider community. The following standards shall be used when assessing planning applications for tourist facilities;

10.10.1 Tourist Attractions

Consideration will be given to permitting a limited number of such developments provided they do not conflict with other strategic objectives of the Development Plan and meet the following minimum requirements:

- they consist of well researched, justified and imaginative integrated projects which include a realistic combination of the following:
 - (i) Hotel facilities including conference and leisure facilities
 - (ii) Indoor and outdoor recreation facilities including golf, swimming, equestrian
 - (iii) European park style caravan / self contained / chalet accommodation
 - (iv) Entertainment facilities
 - (v) Tourist related leisure facilities including walking and cycling
- they do not contravene the Landscape Protection and Coastal Development Policies,
- they relate sympathetically to the scale and level of activity in the locality,
- they will not adversely affect the character or appearance of the countryside,
- they will not result in detrimental impact on road safety or the free flow of traffic and do not require improvements which would detract from the character of rural roads,
- they will not have an adverse impact on the character or siting of settlements or the amenity of existing residents
- they will not have adverse impact on sites of nature conservation value or archaeological importance or structures of architectural or historic interest,
- any new dwellings are of a good standard of design and are sympathetic to the landscape in terms of their siting and materials

10.10.2 Caravan Parks

Where additions to or infilling on existing caravan parks or sites are considered, the County Council will apply the following standards:

- design and layout must be of a high standard with an emphasis on innovation to provide an integrated design concept linking residential units to well located communal areas, on-site facilities and amenities. Reference should be made to Bord Failte's 'Guidelines for Development of Caravan and Camping Sites' (1982) in this regard;
- a comprehensive landscaping scheme must form an integral part of site development. Sites should be located to take advantage of existing natural screening. New planting should be designed to reinforce existing landscape features including hedgerows, woodlands, trees and shrubs. Landscaping proposals should provide for generous planting in groups and zones using indigenous species. The scheme should be prepared by a qualified and competent person;
- parks and sites must connect to existing water and wastewater treatment infrastructure where this is available without placing unsustainable demands on these services;
- private wastewater treatment infrastructure must meet the County Council's planning and environmental protection standards and criteria. An adequate daily supply of potable water and water storage must be provided to service each unit. Sanitary facilities and/or permanent dwellings should not be located within 9 metres of any pitch. Sites should be accessible to local utilities and have adequate on site scavenging services;

- parks and sites should be provided with adequate roads and parking areas with at least one parking space per pitch and an appropriate number of additional spaces for visitors. Clear spacing in all directions must be provided around each pitch. Entrance/reception areas should be provided with adequate parking and turning facilities. Public lighting should be provided at low level and intensity;
- developments should not detract from the privacy and amenity enjoyed by local residents. Sites should be designed and laid out so that residential property is not overlooked.

10.10.3 Holiday Homes

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. Therefore individual holiday homes or cluster of holiday homes will generally not be permitted in the open countryside unless they are attached to rural leisure resource based at that location.

Holiday units should be designed and sited so as not to 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;

A management company should be established to manage the overall development and the repair and maintenance of any private wastewater treatment system.'

10.11.0 Transport

If the road network is to fulfil its primary function in an era of rapid growth in car ownership and freight movement, it will be

necessary to limit the number of accesses and junctions to the network. Failure to do so would result in:

- Creation of traffic hazard and congestion;
- Reduction in carrying capacity;
- Premature obsolescence;
- Inadequate return on public investment.

10.11.1 National Roads

In the interests of proper planning and sustainable development therefore it will be the policy of the Council to:

- Prohibit development requiring direct access to or entailing the intensification of use of existing accesses onto the National Road network in the County in order to foster road safety, ensure the free flow of traffic, prevent a reduction in network carrying capacity and avoid the dissipation of public capital investment;
- Limit the number of junctions onto the National Road network;
- Prohibit development on the National Road network even if no direct vehicular access is proposed to avoid hazardous parking and pedestrian movement on National Roads. This policy will not apply in the following circumstances and locations:
 - Within the 50 k.p.h. speed limits of towns, villages and settlements;
 - Farmers and their sons and daughters, either working full time on their own viable land holding or in the area, building a dwelling house for their own use and occupancy on family land;
 - A retirement dwelling for a farmer;

- A second dwelling on a Council plot or Land Commission plot of up to two acres for a member of the immediate family provided that the applicant can satisfy the Council of his/her essential need to live in that location;
- Large and/or strategic industrial development related to the development of a rural resource, e.g., agricultural diversification, forestry, which can only locate at a site specific rural location; the proposed development should also have employment potential which would benefit local rural people;
- A dwelling house to serve an established commercial or industrial enterprise or a proposed strategic industrial rural resource development;
- The development of lands for the provision of necessary physical infrastructure to serve towns, villages and settlements in accordance with the Council's overall Rural Development Strategy.

The following conditions/considerations will apply to the above policy exceptions:

- A reasonable alternative site with access to a minor road is not available;
- An existing access is used where possible and improved as necessary;
- The development can be carried out without creating a traffic hazard;

The development can comply with other planning, environmental and siting criteria and does not conflict with the objectives of the plan.

The Planning Authority in assessing applications which involve access to National Roads will have regard to the National Roads Authorities policy statement 'Development Management and Access to National Roads'

10.11.2 Regional and Country Roads

Planned investment will specifically enhance the role and capacity of the network. In order to secure maximum return from this investment, to promote public safety and maintain their strategic importance, it will be the policy of the Council:

- To discourage development requiring direct access to the following heavily trafficked sections of Regional Road:
R733 from Wexford to Arthurstown to Ballyhack.
R739 from N25 junction to Kilmore Quay
R741 from Wexford to Gorey

This policy will not apply in the following locations and circumstances:

- Within the development boundaries/built up areas of towns, villages or settlements or within the development area boundary of a town or village as defined in a Town and Village Plan;
- In areas where a speed limit of 50 k.p.h. applies;
- Farmers and their sons or daughters proposing to build a dwelling house for their own use provided the dwelling is located in close proximity to the farm complex or to an existing cluster of development;
- Infill sites in an existing cluster of development;
- Sub-division of dwelling house sites to provide a dwelling for a son or daughter of the original site owner for their own use;
- If an existing means of access is being used.

10.11.3 Sightlines

Indicative sightline requirements at vehicular entrances are as follows:

Road Category	Sight Distance
National Roads	230m
Regional Roads Class 1*	220m
Regional Roads Class 2	135m
County Roads	65m

*Class 1 relates to the following
Regional Roads:

R733 Wexford – Arthurstown/Ballyhack
R739 N25 Junction – Kilmore Quay
R741 Wexford – Gorey

Department of Environment, Heritage and
Local Government, the Department of
Transport and the Dublin Transportation
Office.

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 the development. The assessment of sight distance requirements will have due regard to national Roads Standards, referred to as NRA DMBRA and DMRB Road Geometry Handbook.

10.11.4 Car Parking Requirements, Layout and Design

The layout and design of roads in housing developments shall have regard to the "Traffic Management Guidelines" issued jointly by the

- Requirements for numbers of car parking spaces are set out in Table 4
- In dealing with planning applications for change of use or for replacement buildings, allowance will be made for the former site use in calculating the car parking requirements generated by the new development as extra;
- Where the provision of on-site parking is not possible, the County Council will require a financial contribution towards the provision of car parking;
- Parking and service spaces must be located on site so as to prevent road/street obstruction, and should be located where possible to the rear and side of buildings and in such a manner to ensure minimal injury to the amenity of adjoining premises;

Table 3
Dimensions for Parking and Loading Bays

DESCRIPTION	WIDTH
Car parking bay	5.0m x 2.5m
Disabled parking bay	5.0m x 3.3m
Loading Bay	6.0m x 3.0m
Circulation Aisles	6.0m in width

- Where parking is allowed in general view, adequate screening or landscaping must be provided to reduce its impact;
- In addition to the general car parking standards, service parking space will be required for vehicles necessarily involved in the operation of business including the delivery and collection of goods, the carrying out of repairs and maintenance

10.11.5 Table 4 Car Parking Standards

Residential	Car Parking Requirements
Houses	2 per House
Apartment/Flat	1.5 per apartment / flat
Guest House/ B&B	1 space per bedroom
Hotel	1 space per bedroom
Hostel	1 space per bedroom or 1 space per 10 bed dormitory
Caravan/Camping Site	1 space per pitch
Commercial	
Shopping: Retail Floorspace	1 space per 20sq m
Offices: Gross Floorspace	1 space per 25 sq m
Public Houses / Restraunts	1 space per 25sq m
Hot Food Take Aways	Minimum of 5 spaces per unit or 1 space per 10 sqm
Dance Halls Public Area	1 space per 25sq m
Cinemas, Theatres, Stadia	1 space per 10 seats
Conference Centres: Public Areas	1 space per 25 sq m
Churches / Church Hall	1 space per 10 seats
Hospitals / Nursing homes	1 space per 2 beds
Surgeries	2 spaces per consultants room
Industrial	
Man. Ind./ Light Ind. Gross Floorspace	1 space per 50sq m
Showrooms: Gross Floorspace	1 space per 50 sq m
Warehouses: Gross Floorspace	1 space per 100 sq m
Garages	1 space per 50 sq m
Community	
Sports Clubs, Grounds, Swimming Pools	1 space per 15sq m & 6 spaces for each pitch, 2 for each court
Library	1 space per 100sq m
Funeral Home	10 spaces
School	1 space per classroom
Golf Course/Pitch & Putt	4 spaces per hole

10.11.6 Cycle Facilities

Cycle routes must be well provided for in terms of parking infrastructure at the destination. The National Manual for the Design of Cycle Facilities in Urban Areas will be the basis for informing the design of cycle facilities

10.12.0 Advertising

The Council recognises the role which advertising plays in the commercial life of the County. It is also recognised that the haphazard proliferation of hoardings, signs and finger post signs in rural areas has the potential to detract from visual and scenic amenities and through confusion gives rise to traffic hazard. In towns and villages, uncontrolled advertising detracts from the character and identity of settlements and if located at junctions or in competition with traffic signs, can give rise to traffic hazard.

10.12.1 General Signage

All advertisements and advertisement structures, other than those exempted under Part II, Second Schedule of the 2001 Planning and Development Regulations, shall be the subject of a formal planning application.

Commercial signage and advertising will be limited to commercial built-up areas where it is already a feature. Within towns and villages, the following general policy will apply:

- The location of signage should be such as to prevent it leading to obstructions to visually impaired or interfering with access on footpaths.
- The size and scale of signs should not conflict with those existing structures in the vicinity;
- The number and positions of signs should not unduly clutter the building façade or streetscape
- High level advertising will not be permitted; signs should be positioned at or below ground floor fascia level; signs will not be permitted above eaves or parapet levels
- the use of neon, plastic, PVC, perspex flashing, reflectorised or glitter type signs on the exterior of buildings or where they are located internally but visible from the outside will be prohibited
- Signs shall not exceed 10% of the

surface area of the building

- Signs will not be permitted if they compete with road signs or otherwise endanger traffic safety;
- Signs attached to buildings are preferable to those on freestanding hoardings;
- Signs should not interfere with windows or other features of the façade or project above the skyline.

10.12.2 Rural Advertising

No advertising hoardings (billboards) will be permitted in the open countryside. Consideration may be given to the provision of advertising panels at lay-bys outside built up areas, where facilities in these areas can be listed, and the traders can advertise in a fashion that would provide information to passers-by without interference to the amenities of the area. Such signs will not exceed 2.7 m².

10.13.0 Telecommunications

In order to facilitate the evaluation of development proposals for the erection of antennae and support structures, the applicant will be required :

- To submit a reasoned justification as to the need for the particular development at the proposed location in the context of the operator's overall plans to develop a network in County Wexford.
- To indicate what other sites or locations in the county were considered.
- To submit evidence of consultation with other operators with regard to the sharing of sites and support structures.
- To submit proposals to mitigate the visual impact of the proposed development including the construction of access roads, additional poles and structures.
- To furnish a statement of compliance with the International Radiation Protection Association (IRPA) Guidelines or the equivalent European Pre-Standard 50166-2.

10.14.0 Extractive Industry

The Council recognises that extractive industry has the potential for significant adverse impacts on the environment and local communities. It can create conflicts with other land uses and cause damage to public roads. The Council will ensure that development for aggregate extraction, processing, delivery and concrete production is carried out in a manner which minimises these adverse impacts. Developers must ensure that the terms of planning permissions are strictly adhered to and that on completion of operations the site is left in a satisfactory state and can be of beneficial after-use.

In facilitating the sustainable development of the extractive industry, the County Council will:

- Ensure as a priority the protection of the environment, the landscape, residential and tourist amenity;
- Ensure, where extractive development is proposed in vulnerable and sensitive landscape areas, that protection of landscape character will be the main priority, with the onus being placed on the developer to prove that the proposed development can be accommodated in the landscape without detracting from its character;
- Ensure, where extractive development is proposed in areas or near sites of nature conservation value, archaeological or historic importance, that protection of these environmental assets and resources takes precedence over the need to develop the mineral resource;
- Ensure that satisfactory provision is made for the acceptable and beneficial after use of extraction sites and that the landscaping and restoration of sites is carried out in a phased progressive manner to the highest standards in accordance with a scheme approved under the terms of the planning permission;
- Require the lodgement of security for the satisfactory restoration and after care of sites and for the maintenance, upgrading, strengthening and repair of an affected road network;
- Ensure that the full costs of remedial works and road improvements are borne by the developer;
- Ensure that development sites have safe and efficient access to the public road network;
- Exercise a general presumption against developments where associated traffic volumes are considered prejudicial to the safety and convenience of road users or the amenity of persons living on roads close to the site of the proposed operations;
- Ensure the protection of all watercourses from pollutants associated with developments sites;
- Control and minimise the cumulative impact of development caused by the merging of contiguous development sites;
- Require the submission, in conjunction with the planning application, full details in respect of:
 - the exact boundaries of the proposed site and the scale and nature of extraction methods and activities.
 - dwelling houses within 1 km of the site contours, depths of excavations.
 - access and public road network which it is proposed to use.
 - directions and phasing of workings.
 - watercourses and water table depth.
 - locations of stockpiles.
 - restoration , landscaping, proposed after use care and details of phasing of these works.
 - blasting.
 - fixed and movable plant.
- Facilitate applicants/developers in scoping Environmental Impact Statement.
All proposed developments must comply with Environmental Management Guidelines in the Extractive Industry, EPA 2006

10.15.0 Seveso Establishment

In line with the requirements laid down by Directive 96/82/EC, and Regulations SI No. 476 of 2000 the National Authority For Occupational Health and Safety, as the Central Competent Authority, is obliged to provide technical advice to the Planning Authority in

case of decisions taken regarding:

- Development within the vicinity of existing Seveso site areas;
- The proposed development of a new Seveso establishment; and
- The modification of an existing establishment.

require, as a condition of planning permission, the lodgement of appropriate securities. The amount of the security will be as determined by the County Council. The bond or development deposit will remain in place until all works are satisfactorily completed or until the development is taken in charge.

This is in accordance with Regulation 29 of the said regulations, entitled "Advice on Land Use Planning". Applicants considering any development as outlined above, will be required to consult the Fire Services section of Wexford County Council, and also the Health and Safety Authority, prior to lodging any development application.

10.15.1 Seveso Developments: New Establishments

It is necessary for new 'Greenfield/ Brownfield' establishments to demonstrate that they do not present a risk of a dangerous dose greater than 5×10^{-6} to their current neighbours or a risk of a dangerous dose greater than 1×10^{-6} to the nearest residential type property. This may be relaxed in respect of neighbours where the new development is the same/similar to the existing neighbours, eg. a new oil storage depot being set up in a location already occupied by tank farms.

10.16.0 Development Contributions

The Council may require financial contributions towards the capital cost of providing infrastructure, public lighting, services and utilities. These include roads, footpaths, car parking, traffic management, drainage, wastewater treatment, water supply and open space. Some developments may be exempt from payment of contributions including community and social facilities developments. The 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. The schedules of contributions are set out in the Development Contribution Scheme.

10.16.1 Bonds & Development Deposits

To ensure that permitted development is satisfactorily completed the County Council will