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WEXFORD COUNTY DEVELOPMENT PLAN 2007 - 2013



- 1.0.1 Introduction
- 1.0.2 Legal Context
- 1.0.3 Format and Layout
- 1.0.4 Implementation, Monitoring and Review

1.0 Introduction

The County Development Plan sets out Wexford County Council's intentions for the future development of land including measures for the conservation and improvement of the natural and physical environment and the provision of infrastructure.

The Plan seeks to reconcile the need to protect the environment with the demand for necessary development to meet the needs and aspirations of the people of County Wexford. The Plan aims to tackle social exclusion and to conserve environmental assets and resources necessary for the long-term prosperity and quality of life of the community.

It is intended that the Plan, in conjunction with the various Towns and Environs plans, will provide:

- A sustainable spatial development strategy to guide the location of development;
- Clear guidance on the future use of land and the pattern of development over the next five years;
- A framework for future investment in social and physical infrastructure;
- A framework for developing the County's economy;
- Management and control by indicating standards and principles to be achieved in new development;
- Ways to conserve and enhance the urban and rural environment and to protect the diversity of the natural and cultural landscape;
- Guidance for public and private investors in relation to land use and development.

Wexford County Council intends to take a positive approach to development. New development opportunities will not be restricted unless there are strong, persuasive justifications for doing so having regard to European, National and Regional policies. The Council recognizes that prudent, long term planning will help mitigate the unacceptable adverse impacts of development.

Where primarily concerned with physical land use, the Plan will address a wide range of interrelated social, economic and environmental issues of importance in

achieving sustainable development and social inclusion.

The strategy, policies and objectives contained in the County Development Plan will be subject to monitoring and periodic review having regard to changing social, economic and environmental circumstances in the County and evolving European and National legislation.

1.0.1 Legal Context

Wexford County Council as a Planning Authority has a duty to make a Development Plan for its functional area and to review it every six years. The County Development Plan sets out an overall strategy for the proper planning and sustainable development of the County. The legal basis for Development Plans is contained in the Planning and Development Acts 2000-2006.


The Act clearly specifies those matters that must be included in a County Development Plan, as well as matters that may be included. Consideration can only be given to matters that relate to the proper planning and sustainable development of the County.

In summary, the Plan must set out an overall strategy for the proper planning and sustainable development of the area, shall consist of a written statement and a plan or plans indicating the development objectives for County Wexford and shall be consistent, so far as possible, with National Plans, Policies and Strategies that relate to proper planning and sustainable development.

1.0.2 Format and Layout

The basic format and layout of the Plan has been guided by the Development Plans, Draft Guidelines for Planning Authorities, April 2006, Department of the Environment, Heritage and Local Government (DOEHLG).

The Plan comprises this document, the written statement, appendices and a range of maps. The written statement and maps should be read in conjunction with each other. Each chapter of the plan consists of a planning



context, strategies and objectives. Together these elements make up the planning policies of the plan. Reference is also to be made to the individual development strategies within the County Development Plan. This is designed to ensure that the future planning and development of County Wexford is approached in an integrated and balanced way.

The structure of the plan is as follows;

Section A Strategic Context

This section includes an overview of major planning issues and guidance that influence the formulation of the policies contained in the plan. A broad strategy that deals with the key issues is identified, the main components of this strategy being the settlement and transport strategies.

Section B Policies and Objectives

This section draws out the more detailed policies and objectives needed to achieve the core strategy of the plan. They also cover specific areas and issues which are required to be covered within a County Development Plan. In order to give a relatively clear presentation of all planning objectives and policies, technical analysis and background material have been kept to a minimum in the Plan. The reader is referred to primary sources or supporting documentations wherever appropriate.

Section C Development Standards

An essential element in the implementation of the Development Plan is the development management process. Proposals for development will be assessed against a range of criteria including the particular relevant development plan policies. Although quite comprehensive, the development standards section is intended to avoid being over-prescriptive as the Plan is concerned with the implementation of the objectives and policies rather than to function as a technical document on planning applications. Therefore the Development Management standards reflected in this plan are the minimum standards that shall be met by developments around the County.

Appendices

In order to provide a relatively clear and easily accessible presentation of the planning strategies, objectives and policies, the various strategies which deal with specific areas of development have being incorporated into the plan as separate appendices. This will enable readers who are interested in a particular aspect to easily access the relevant document without being burdened by excess unnecessary documentation. The appendices include:

- Appendix I The Retail Strategy
- Appendix II The Housing Strategy
- Appendix III The Wind Energy
Development Strategy
- Appendix IV Record of Protected
Structures
- Appendix V Landscape Character
Assessment
- Appendix VI Environment Report of the
Strategic Environmental
Assessment

1.0.4 Implementation, Monitoring and Review

The primary function of the County Development Plan is to promote, facilitate and guide the development and land use of County Wexford. Once the development plan is adopted it will be used as a basis for guiding investment decisions for both the public and private sector. Wexford County Council has, as the lead Development Agency, a key role in implementing the policies and objectives contained within the Plan and also in its pivotal role as an 'enabler'.

The Local Authority will require developers to incorporate the objectives of this plan, including those relating to the provision of physical and social infrastructure, into their individual development proposals. The detailed local policy framework by which individual development proposals will be assessed in urban centres will be within the various Town Development Plans and Local Area Plans. These lower tier plans will be informed by the policies contained in the Development Plan.

Section 15 (2) of the Planning and Development Act 2000 which states that "the Manager of a Planning Authority shall, not more than two years after the making of a Development plan, give a report to the members of the Planning Authority on the progress achieved in securing the objectives of the Plan".

It has also been decided to establish an in house implementation team consisting of a multi-disciplinary senior officials group whose remit is to ensure that all necessary measures are taken to secure the realisation of the County Development Plan. The Implementation team will report to the Planning Strategic Policy Committee on a periodically basis. The Planning Strategic Policy Committee will make recommendations to the Council on the implementation of the County Development Plan as required.

It is also proposed to produce a series of monitoring reports. These monitoring reports relate to the key areas of;

Environment:

Ground and Surface Water Quality Reports, Air Quality Reports

Planning Application Statistics

Housing:

Housing Land Availability Returns, the implementation of the Housing Strategy with regard to the delivery of social and affordable housing, Central Statistics Office data Social & Economic Data