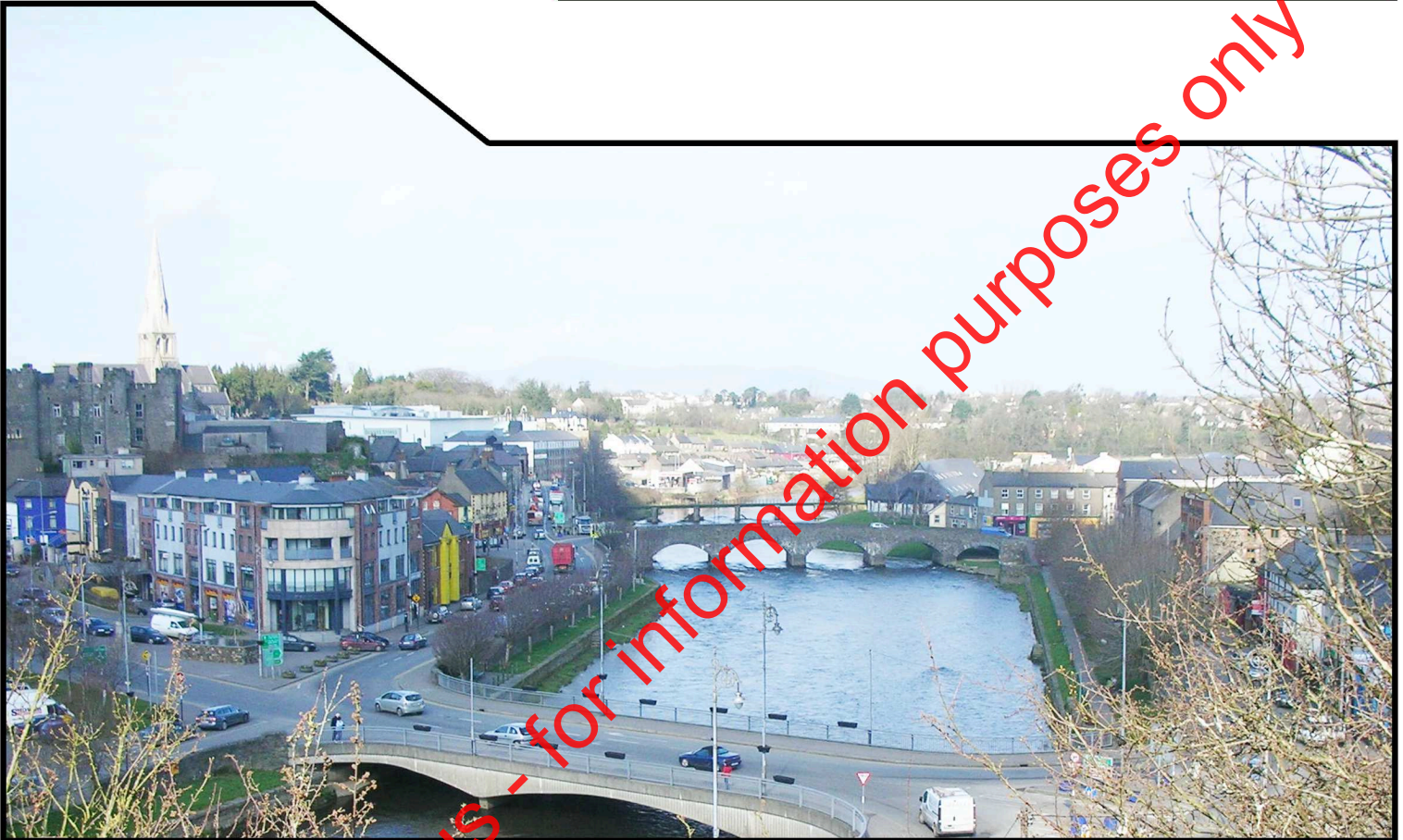


Draft

2014 - 2020



ENNISCORTHY



Draft
Enniscorthy Town and Environs
Development Plan 2014-2020

Written Statement

September 2013



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Abbreviations

ACA	Architectural Conservation Area
AFA	Areas for Further Assessment
AIT	Area Implementation Team
BER	Building Energy Rating
CFRAM	Catchment Flood Risk Assessment and Management
cSAC	Candidate Special Area of Conservation
cSPA	Candidate Special Protection Area
DAC	Disability Access Certificate
DAHG	Department of Arts, Heritage and the Gaeltacht
DCLG	Department for Communities and Local Government
DECLG	Department of Environment, Community and Local Government
DEHLG	Department of Environment, Heritage and Local Government
DMRB	Design Manual for Roads and Bridges
EIA	Environmental Impact Assessment
EIS	Environment Impact Statement
ED	Electoral Division
ELC	European Landscape Convention
EPA	Environmental Protection Agency
HSA	Health and Safety Authority
ICARUS	Irish Climate Analysis and Research Units
LCA	Landscape Character Assessment
LCDP	Local and Community Development Programme
LEOs	Local Enterprise Offices
MUGA	Multi-user Games Areas
NDP	National Development Plan
NHA	Natural Heritage Area
NPWS	National Parks and Wildlife Service
NRA	National Roads Authority
NSS	National Spatial Strategy 2002-2020
OPW	Office of Public Works
PFRA	Preliminary Flood Risk Assessment
pNHA	Proposed Natural Heritage Area

RAPID	Revitalising Areas by Planning Investment and Development
RSA	Road Safety Audit
SAC	Special Area of Conservation
SEA	Strategic Environmental Assessment
SEAI	Sustainable Energy Authority of Ireland
SERA	South-East Regional Authority
SERPG	Regional Planning Guidelines for the South-East Region 2010-2022
SEZ	Sustainable Energy Zone
SFRA	Strategic Flood Risk Assessment
SIM	Social Inclusion Measures
SPA	Special Protection Area
SuDS	Sustainable Drainage Systems
TTA	Traffic and Transportation Assessment
WFD	Water Framework Directive
WLD	Wexford Local Development
WTP	Water Treatment Plant
WWTP	Waste Water Treatment Plant

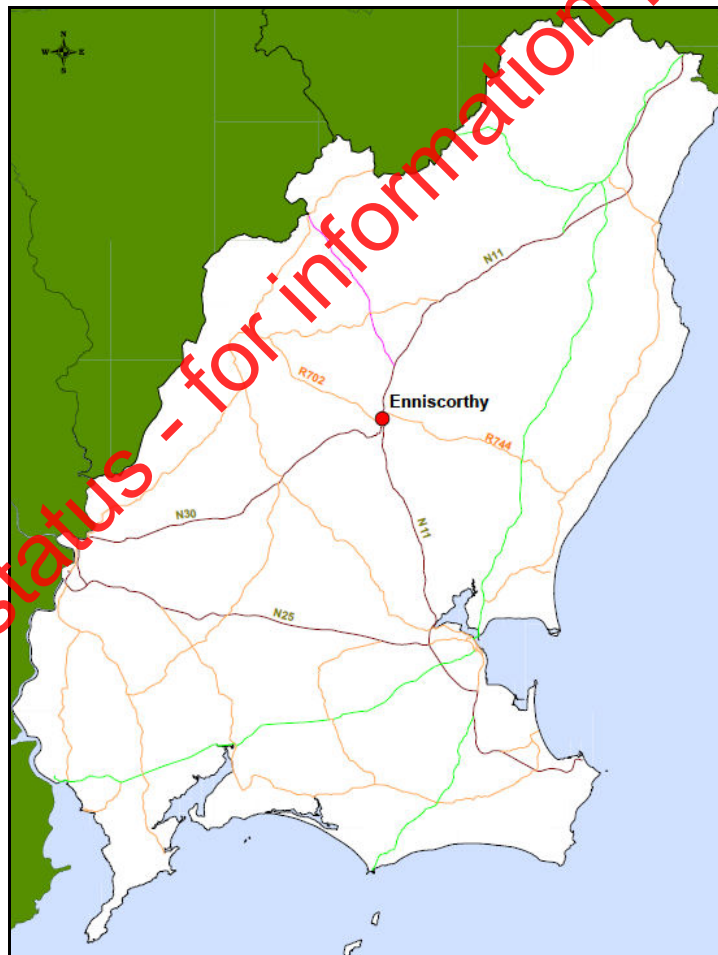
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Chapter 1: Introduction

1.1 Profile of Town

Enniscorthy is the second largest town in County Wexford with a recorded population of 10,838 persons in 2011. The town is located on the banks of the River Slaney and is strategically placed on the Dublin to Rosslare railway line and the N11 Wexford-Dublin and N30 Enniscorthy –New Ross national primary roads. The N80 also connects the town to Carlow, while the R702 connects the town with Kilkenny City.

Map 1: Location of Enniscorthy Town



The town rises steeply on the east and west sides of the River Slaney and its meandering streetscapes and impressive 18th and 19th century buildings give it a visual character unequalled throughout Ireland. Pugin's Cathedral, Enniscorthy Castle and St. Mary's Church dominate the skyline on the west side of the town. The

eastern part of Enniscorthy is partially built on Vinegar Hill, seen as the nucleus of the Battle at Vinegar Hill in the 1798 Irish Rebellion and the largest camp and headquarters of the Wexford United Irish rebels. The industrial zone is located to the north of the town and is accessed from the N11.

1.2 Purpose of Plan

The Enniscorthy Town and Environs Development Plan 2014-2020 has been prepared by Enniscorthy Town Council and Wexford County Council. The Plan sets out policies and objectives for the proper planning and sustainable development of Enniscorthy Town and Environs for the period 2014-2020. It builds on the policies, objectives and goals of the previous development plan but also has regard to recent development trends and national, regional and local policy changes. In particular, the Plan addresses policy changes in relation to flooding, climate change, renewable energy and the need to support economic development.

The natural and built heritage of Enniscorthy Town are significant assets in promoting the town's economic development. However, despite the physical attractiveness and the central location of the town within the county, Enniscorthy retains one of the highest unemployment rates in the State. The overriding aim of this plan is to promote economic activity which will help tackle this major unemployment problem. Investment into the town's infrastructure is now planned with the M11 bypass, the flood relief scheme and the extension of the main drainage scheme. It is therefore essential that the Council continues to build on this significant public investment and takes a positive approach to job creation. 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 recognises that prudent, long term planning will help mitigate adverse impacts of development. The Plan will seek to reconcile the need to protect the environment with the need to meet the needs and aspirations of the residents of the town and its environs.

In summary, the Plan 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 six years
- A framework for the future investment in physical and social infrastructure
- A framework for developing the town's economy
- Ways to conserve and enhance the urban environment and to protect the diversity of the natural and cultural landscape
- Development Management Standards to be achieved in new developments

1.3 Legislative Context

In accordance with Section 11(1A) of the Planning and Development Act 2000 (as amended), the Plan is strategic in nature for the purposes of developing objectives to deliver an overall strategy for the proper planning and sustainable development of Enniscorthy Town and Environs. In preparing the Plan, the Council has taken account of its statutory obligations and the relevant policies or objectives of the Government or Ministers of the Government.

In particular, the Plan has been prepared in accordance with the provisions of:

- Planning and Development Act 2000 (as amended)
- Strategic Environment Assessment Directive (2001/42/EC)
- Habitats Directive (92/43/EEC)
- Water Framework Directive (2000/60/EC)
- Floods Directive (2007/60/EC)
- Regulations which transposed these Directives into Irish Law
- Planning guidelines made by the Minister for the Environment, Community and Local Government under Section 28 of the Planning and Development Act 2000 (as amended)
- Relevant guidelines, policies and objectives of other Ministers of the Government

The policies and objectives of the Plan have been formulated having regard to national and regional guidelines, with particular emphasis on the National Spatial Strategy 2002-2020 (NSS) and the Regional Planning Guidelines for the South-East Region 2010-2022 (SERPGs).

Consultation with the public, prescribed authorities and other stakeholders took place during the preparation of the Plan in accordance with the requirements of the Planning and Development Act 2000 (as amended). Submissions which were received during the consultation periods were taken into consideration and are addressed in the relevant sections of the Plan.

1.4 Strategic Environmental Assessment

The Strategic Environmental Assessment Directive (2001/42/EC), otherwise referred to as the SEA Directive, requires all Member States to systematically evaluate the likely significant effects on the environment of implementing a plan or programme prior to its adoption. SEA is a valuable tool that influences decision-making at each stage in the development plan process, to improve the environmental sustainability of the plan and to raise awareness of the potential environmental consequences of its implementation so that these consequences may be mitigated or avoided altogether. SEA is mandatory for Development Plans where the population or target population of the plan area is greater than 10,000. The population of Enniscorthy was 10,838 persons in 2011. An SEA Environmental Report has been prepared and is located in Appendix 6 of this Plan.

1.5 Appropriate Assessment

The EU introduced the Birds Directive in 1979 and the Habitats Directive in 1992 to tackle the long-term decline in biodiversity across Europe. One of the main aims of the Habitats Directive is to maintain, and where necessary restore, the favourable conservation status of natural habitats and species across Europe. A network of sites, collectively known as Natura 2000 sites, was established. This network includes European sites that are of particular importance for rare, endangered or vulnerable habitats and species within the EU.

European sites include:

- A candidate site of Community importance
- A site of Community importance
- A candidate Special Area of Conservation (cSAC)
- A Special Area of Conservation (SAC)
- A candidate Special Protection Area (cSPA)
- A Special Protection Area (SPA)

Articles 6(3) and 6(4) of the Habitats Directive (92/43/EEC) place an obligation on competent authorities to consider the effects of every plan and project on the Natura 2000 network of sites through a process known as Appropriate Assessment. This Plan was screened for appropriate assessment to assess, in view of best scientific knowledge, if the Plan, individually or in combination with other plans or projects, would be likely to have significant effects on the Natura 2000 network. It was determined that the Plan, alone or in combination with other plans or projects, would not adversely affect the integrity of Natura 2000 sites.

The Council will ensure, during the period of the Plan, that all plans and projects in the plan area which are likely to have a significant effect on a Natura 2000 site, either individually or in combination with other plans and projects, shall be subject to appropriate assessment of their implications for the site in view of the site's conservation objectives.

It is an objective of the Council to:

Objective AA01

The Council will ensure that any plan/project and any associated works, individually or in combination with other plans or projects, are subject to Appropriate Assessment Screening to ensure there are no likely significant effects on the integrity (defined by the structure and function) of any Natura 2000 site(s) and that the requirements of Article 6(3) and 6(4) of the EU Habitats Directive are fully satisfied. Where a plan/project is likely to have a significant effect on a Natura 2000 site or there is uncertainty with regard to effects, it shall be subject to Appropriate Assessment. The

plan/project will proceed only after it has been ascertained that it will not adversely affect the integrity of the site or where, in the absence of alternative solutions, the plan/project is deemed imperative for reasons of overriding public interest, all in accordance with the provisions of Article 6(3) and 6(4) of the EU Habitats Directive.

1.6 Structure of Plan

The Plan is comprised of a written statement, a set of maps and appendices. The written statement contains the policies and objectives for the plan area and also includes the development standards which are used to assess planning applications. It must be noted that each section is not a stand-alone section, but should be read in conjunction with all other sections. In assessing any development proposed in the plan area, the overall context will be informed by all relevant policies and objectives. The maps provide a visual representation of the proposals contained in the written statement.

The written statement is divided into the following sections:

- Section 1 outlines the background, legislative requirements and policy context for the Development Plan.
- Section 2 sets out the town profile using latest available census information.
- Section 3 sets out the overall Core Strategy for the proper planning and sustainable development of the town and environs for the plan period.
- Sections 4-14 set out detailed policies and objectives under a range of specific topic headings which the Council seeks to implement over the plan period and beyond.
- Section 15 sets out a series of land use zoning objectives and accompanying definitions which are given graphic representation on the zoning objectives map.
- Section 16 sets out development management standards to be applied to future development proposals in the plan area. Their purpose is to help guide and assist the formulation of development proposals and to regulate the impact of development on the environment.

The appendices contain supporting data and policies that help inform and clarify the broad context of the written statement. The appendices include:

1. Retail Strategy
2. Housing Strategy
3. Record of Protected Structures
4. ACA Statement
5. Strategic Flood Risk Assessment
6. Strategic Environmental Assessment-Environmental Report
7. Appropriate Assessment Report (Screening)
8. Statements with regard to Section 10(1D) and Section 28(1B) of the Planning and Development Act, 2000 (as amended)

1.7 Monitoring and Implementation

The primary function of the development plan is to promote, facilitate and guide the sustainable development of the plan area and it will be used as a basis for guiding investment decisions for both the public and private sector. The Council is committed to securing the implementation of the policies and objectives of the Plan. They will engage with all relevant stakeholders, statutory and non-statutory agencies and organisations to secure the implementation of the Plan.

Implementation of the Plan will be achieved through:

- The development of a programme for the implementation of the Plan's specific objectives
- Application of the standards and objectives of the Plan in the assessment of all planning applications within the plan area
- Development partnerships with other agencies
- Regular monitoring and reviewing of the Plan

The Council will establish a monitoring committee who will meet bi-annually. The committee will be comprised of planning officials and members of the Planning Strategic Policy Committee, which represents key stakeholder interests.

Within two years of making the Plan the Members of the Council will be given a report on the progress achieved in securing the objectives of the Plan in accordance with Section 15(2) of the Planning and Development Act 2000 (as amended).

1.8 Policy Context

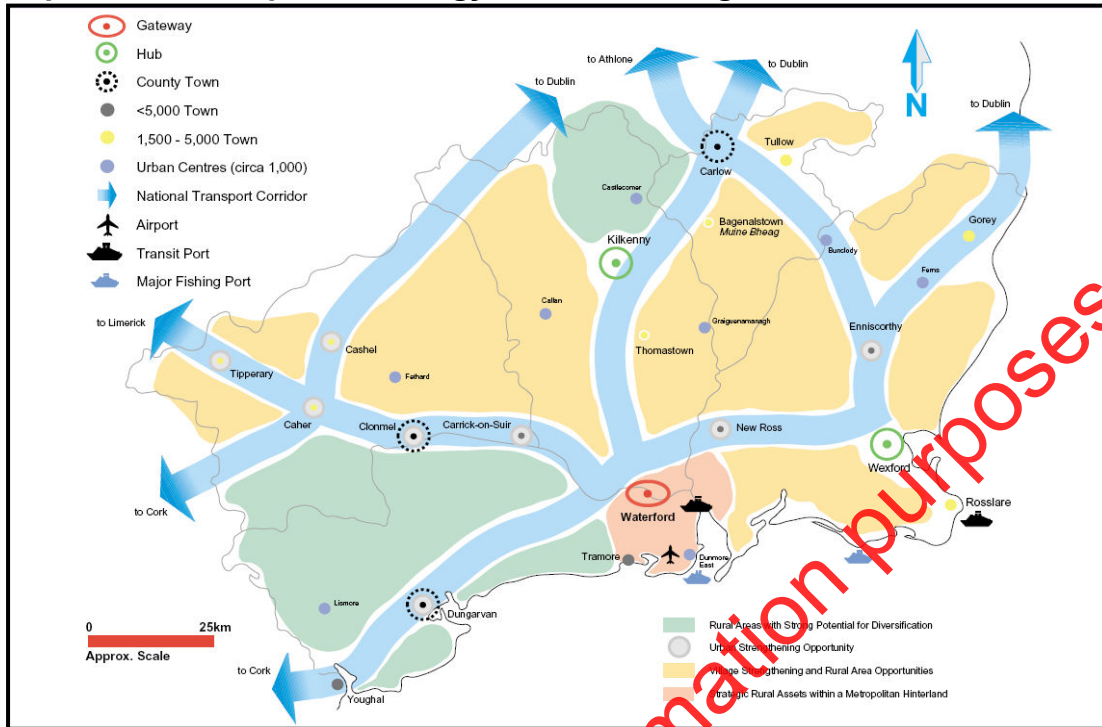
The Planning and Development (Amendment) Act 2010 introduced provisions to ensure greater interaction and consistency between spatial plans at national, regional and local levels. It also introduced provisions to ensure that environmental and social sustainability are fully integrated in planning policy. The Development Plan, and in particular its Core Strategy, is now a fundamental link between national, regional and local policy. The Core Strategy must demonstrate that the Plan is consistent with national and regional policy and take account of any policies of the Minister in relation to national and regional population targets.

The following provides a summary of the national, regional and local plans which are relevant to the Plan and the Core Strategy

National Spatial Strategy 2002-2020

The National Spatial Strategy (NSS) is a twenty-year strategy designed to achieve a better balance of social, economic, physical development and population growth between regions. The aim of the NSS is to enable every part of the country to grow to its full potential. To achieve this aim it identifies a number of 'gateways' and 'hubs' as well as recognising that many county and larger sized towns in Ireland also play a key role in achieving balanced regional development. Enniscorthy is identified as a larger town with urban strengthening opportunities. Larger towns provide a good base for population and services which will attract investment and employment activities additional to those that need to be located in or near a gateway.

Map 2: National Spatial Strategy-South East Region



Implementing the National Spatial Strategy: 2010 Update and Outlook

Given the serious economic and environmental challenges now facing Ireland, a review of the implementation of the NSS was carried out. This document is not a replacement of the original NSS policy document, rather it reaffirms the Government’s commitment to the NSS as the national spatial and forward planning framework to guide more balanced regional development and inform capital investment priorities.

The update sets out new priorities and objectives, taking account of experience since 2002 and the new environmental, budgetary and economic challenges. These are:

- Supporting employment and a return to an enterprise-led ‘Smart Economy’.
- Completing a sustainable transport network, building on sustained investment in recent years.
- Promoting environmental sustainability with sustained investment in water services and energy efficiency together with habitat protection as a particular focus.
- Delivering sustainable communities through sustained investment in regeneration of existing disadvantaged urban areas and catching up on infrastructural deficits in areas that have developed rapidly in recent years.

- Harnessing the potential of rural areas including the development of a diversified rural economy.

National Development Plan 2007-2013 Transforming Ireland - A Better Quality of Life for All

The National Development Plan provides a fiscal investment programme in the areas of infrastructure, enterprise, human capital and social inclusion. The Plan focuses investment around the NSS Regions, Gateways and Hubs. The objective of the Plan is to deliver a better quality of life for all within a strong and vibrant economy that maintains our international competitiveness and promotes regional development, social justice and environmental sustainability.

Our Sustainable Future - A Framework for Sustainable Development for Ireland

This document sets out a medium to long-term framework for advancing sustainable development and the green economy in Ireland. A number of measures are proposed to help meet the overall goal of achieving continuous improvement of quality of life for current and future generations. Priorities for action include:

- An effective framework for transition to an innovative, low-carbon and resource-efficient society
- Identifying and adopting policies that can help achieve a shift towards greener growth
- Protecting and restoring our biodiversity and ecosystems so that benefits essential for all sectors of society will be delivered
- Protecting and enhancing Ireland's green infrastructure¹
- Securing health, social wellbeing and gender equity to enable full participation in society and economic development

¹ Green infrastructure is defined as a network of green spaces that help conserve natural ecosystems and provide benefit to human populations through, for example, water purification, flood control, food production and recreation. Such spaces include woodlands, coastlines, flood plains, inland lakes and rivers, hedgerows and parks.

- Effective governance arrangements to ensure delivery of sustainable development
- A partnership approach to implementation of the Framework
- Developing a set of indicators to measure and report on progress.

National Climate Change Strategy 2007-2012

Under the Kyoto Protocol and as part of its contribution to the overall EU target, Ireland agreed to a target limiting its greenhouse gas emissions to 13% above 1990 levels over the period 2008-2012. The National Climate Change Strategy 2007-2012 sets out a range of measures to ensure Ireland reaches its target under the Kyoto Protocol. The Strategy provides a framework for action to reduce Ireland's greenhouse gas emissions in the areas of energy, transport, housing, industry, agriculture and waste as well as cross-sectoral actions. Local Authorities are key agents for change at the local level in achieving target reductions.

The next stage of policy development will be set out in a National Low Carbon Development Plan which the Minister expects to be finalised in 2014. In the meantime the National Climate Change Strategy 2007-2012 will continue to provide the policy context for greenhouse gas mitigation policy in Ireland.

National Climate Change Adaptation Framework

This document provides the policy context for a strategic national adaptation response to climate change in Ireland. Under the Framework, the relevant Government departments, agencies and local authorities have been asked to commence the preparation of sectoral and local adaptation plans and to publish drafts of these plans by mid-2014. Local authorities are required to integrate climate change adaptation and mitigation considerations in the preparation of development plans. Existing development plans must also be varied if climate change is not adequately addressed. The Government is currently preparing guidelines for integrating adaptation into development plans as well as guidance on adaptation proofing of Strategic Environmental Assessment.

National Renewable Energy Action Plan

In 2007 the EU agreed new climate and energy targets: 20% reduction in greenhouse gas emissions by 2020 (below 1990 levels); 20% energy efficiency by 2020 and 20% of the EU's energy consumption to be from renewable sources by 2020. The Renewables Directive (2009/28/EC) establishes the basis for the achievement of the EU's 20% renewable energy target. Under the terms of the Directive, each Member State was set an individual binding renewable energy target, which will contribute to the achievement of the overall EU goal. Ireland's target is that 16% of all energy consumed for electricity, transport and heat is to be from renewable sources by 2020.

The National Renewable Energy Action Plan sets out the Government's strategic approach and concrete measures to deliver this target and sets out further sub-targets in the electricity, transport and heat sectors which will contribute to the overall national target. These sub-targets are:

- 40% of electricity consumption from renewable sources by 2020
- 10% electric vehicles by 2020
- 12% of renewable heat by 2020

Strategy for Renewable Energy 2012-2020

This Strategy recognises the importance of renewable energy for the delivery of a competitive, secure and sustainable energy supply and highlights the opportunities for job creation in the renewable energy sector. The Strategy sets out five strategic goals:

- Progressively more renewable electricity from onshore and offshore wind power for the domestic and export markets
- A sustainable bioenergy sector supporting renewable heat, transport and power generation
- Green growth through research and development of renewable technologies including the preparation for market of ocean technologies
- Increase sustainable energy use in the transport sector through biofuels and electrification
- An intelligent, robust and cost efficient energy networks system.

Smarter Travel - A Sustainable Transport Future - A New Transport Policy for Ireland 2009-2020

This document sets out proposals to reverse current unsustainable transport and travel patterns, reduce the health and environmental impacts of current trends and improve our quality of life. The five key goals of this policy document are to reduce overall travel demand, maximise the efficiency of the transport network, reduce reliance on fossil fuels, reduce transport emissions and improve accessibility to transport.

National Action Plan for Social Inclusion 2007-2016

This Plan sets out a wide-ranging and comprehensive programme of action to address poverty and social exclusion. The overall goal is to reduce the number of those experiencing consistent poverty to between 2% and 0% by 2012, with the aim of eliminating consistent poverty by 2016. This will be achieved through a number of measures in the areas of education, employment, housing, community care and income support. The long term goal is to ensure that people have sufficient income and opportunity to participate as fully as possible in economic and social life.

National Heritage Plan 2002

The National Heritage Plan sets out a clear and coherent strategy for the protection and enhancement of Ireland's national heritage. The core objective of the Plan is to protect the national heritage and promote it as a resource to be enjoyed by all.

Actions for Biodiversity 2011-2016

This is the second National Biodiversity Plan which builds upon the achievements of the National Biodiversity Plan 2002. The Plan includes a number of strategic objectives and targets to conserve biodiversity on a countrywide scale. The overarching target is to reduce biodiversity loss and degradation of ecosystems by 2016 and make progress towards substantial recovery by 2020.

A Resource Opportunity: Waste Management Policy in Ireland

This document, published by the Department of Environment, Community and Local Government in 2012, sets out policy measures and actions for the regulation of household waste in addition to promoting prevention, reuse, recycling, recovery and

disposal of waste. The aim of the Plan is make further progress to enable Ireland to become a recycling society, with a clear focus on resource efficiency and the virtual elimination of landfilling of municipal waste.

Section 28 Guidelines

The Plan must take account of the statutory obligations of the Council and any relevant policies or objectives of the Government or of any Minister of the Government. In particular, the Council is required to have regard to guidelines issued by the Minister of the Environment, Community and Local Government under Section 28 of the Planning and Development Act 2000 (as amended). These guidelines include:

- Architectural Heritage Protection - Guidelines for Planning Authorities (December 2004)
- Architectural Heritage Protection for Places of Public Worship - Guidelines for Planning Authorities (November 2003)
- Childcare Facilities - Guidelines for Planning Authorities (June 2001)
- Development Contributions – Guidelines for Planning Authorities (January 2013)
- Development Management- Guidelines for Planning Authorities (June 2007)
- Development Plans – Guidelines for Planning Authorities (June 2007)
- Guidance for Planning Authorities on Drainage and Reclamation of Wetlands *consultation draft* (September 2011)
- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (March 2013)
- Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas and Urban Design Manual – A Best Practice Guide (May 2009)
- Implementation of SEA Directive (2001/42/EC): Assessment of the Effects of Certain Plans and Projects on the Environment-Guidelines for Regional Authorities and Planning Authorities (November 2004)
- Landscape and Landscape Assessment – Consultation Draft of Guidelines for Planning Authorities (June 2000)

- Local Area Plans –Guidelines for Planning Authorities and Manual for Local Area Plans (June 2013)
- Provision of Schools and the Planning System - A Code of Practice for Planning Authorities (July 2008)
- Quarries and Ancillary Activities - Guidelines for Planning Authorities (April 2004)
- Retail Planning -Guidelines for Planning Authorities and Retail Design Manual (April 2012)
- Section 261A of the Planning and Development Act, 2000 and related provisions - Guidelines for Planning Authorities (January 2012)
- Spatial Planning and National Roads - Guidelines for Planning Authorities (January 2012)
- Sustainable Rural Housing - Guidelines for Planning Authorities (April 2005)
- Sustainable Urban Housing - Design Standards for New Apartments Guidelines for Planning Authorities (September 2007)
- Telecommunications Antennae and Support Structures – Guidelines for Planning Authorities (July 1996)
- The Planning System and Flood Risk Management - Guidelines for Planning Authorities (November 2009)
- Wind Energy Development -Guidelines for Planning Authorities (2006)

Regional Planning Guidelines for the South-East Region 2010-2022

The Regional Planning Guidelines (SERPGs) provide a strategic planning framework for the South-East Region with the objective of implementing the NSS at regional level and achieving balanced development. The guidelines contain a Regional Development Strategy which seeks to achieve sufficient critical mass in towns and cities to make them self-sufficient and to compete with urban centres in other regions.

The guidelines set out an urban hierarchy and identify development roles for different types of urban centres in the region. Enniscorthy is identified as a Larger Town. The development role for these towns is more measured growth in a manner that allows community, social and retail development to catch up with recent rapid phases of

mainly residential development. These towns are targeted for growth and are considered to be good locations for economic development.

Joint Waste Management Plan for the South-East 2006-2011

The purpose of this Plan is to promote waste prevention and minimisation through source reduction, producer responsibility and public awareness and to manage the recovery/recycling/disposal of waste arising on a regional basis. In accordance with the Waste Framework Directive (2008/98/EC), transposed into Irish legislation through the European Communities (Waste Directive) Regulations 2011, the South-East Waste Management Region carried out an evaluation of the Plan in 2012 to determine whether the Plan should be revised or replaced as necessary to comply with the Directive. Following the evaluation it was recommended that the Plan be replaced. The 2006 will remain applicable until the new Plan is in place in early 2014.

South-East River Basin Management Plan 2009-2015

The Water Framework Directive aims to improve water quality and sets very strict deadlines for meeting water quality objectives. Ireland is committed to managing its waters through a catchment based process. The South-East River Basin Management Plan 2009-2015 has been developed by the Local Authorities of Carlow, Wexford, Kilkenny, Waterford, South Tipperary, Laois, North Tipperary, Kildare, Offaly, Wicklow, Waterford City, Limerick and Cork. The Plan aims to protect all waters within the South-East River Basin District and, where necessary, improve waters and achieve sustainable water use.

South-East Region Bio-Energy Implementation Plan 2008-2013

The primary aim of this Plan is to promote the sustainable deployment of bioenergy within the region. The Plan sets a target of 17% of the regional total final energy consumption across the heat, electricity and transport sectors to be supplied from bioenergy by 2020. The achievement of this target will reduce the region's reliance on imported finite fossil fuels, thereby benefiting from reduced carbon emissions and creating opportunities to support employment creation and regional development.

Positioning Wexford for the Upturn - Towards Sustainable Growth and Development

This document was produced by the County Development Board in 2010 and was drawn up with the full engagement of local stakeholders. It sets out an economic strategy which focuses on initiatives and actions that can be taken by people living and working in Wexford towards sustainable growth and development of Wexford's economy. The Strategy is structured in five pillars covering those sections where Wexford has the greatest potential to grow sustainable jobs: tourism, financial services, health life sciences (pharmaceutical, biotechnology and medical devices and diagnostics sectors), food and sustainable construction.

Local and Community Development Programme Strategic Plan 2011-2013

Wexford Local Development's Strategic Plan 2011-2013 includes a number of objectives to address social exclusion, segregation and inequality. It works towards greater social inclusion through a series of inter-related actions in the areas of employment and enterprise supports, education and lifelong learning, community development linking to policy and decision-making and increased awareness and uptake of services.

County Wexford Recreation Strategy

This Strategy was produced by Wexford County Development Board in 2011. It aims to maximise the facilities and amenities available for recreational use across the County and ensure the sustainable development of the natural and built environment for recreational purposes.

Draft County Wexford Biodiversity Action Plan 2012-2017

This is the first Biodiversity Plan prepared for the County. Its aim is to protect the County's biodiversity through actions and raising awareness. The five key objectives of the Plan are to:

1. Identify biodiversity information and fill data gaps for the County, prioritise habitats and species for protection and inform conservation action and decision making.
2. Make information on biodiversity available.

3. Raise awareness across all sectors, groups and ages, of Wexford's biodiversity, its value and the issues facing it and encourage people through various media, training and innovative initiatives to support biodiversity conservation.
4. Promote and support best practice in biodiversity conservation taking into account national and local priorities.
5. Incorporate and raise the profile of biodiversity conservation issues in the Local Authority's actions and policies.

Wexford County Development Plan 2013-2019

The Core Strategy contained in Section 3 of the Wexford County Development Plan 2013-2019 identifies Enniscorthy as a Larger Town with a population allocation of 12,939 by 2019. The Core Strategy states that there will be a focus on consolidating the existing pattern of development and on encouraging and facilitating the provision of physical and social infrastructure. The Plan notes that there are plans to upgrade the wastewater treatment facilities in Enniscorthy and that there is an adequate water supply to meet existing and future demands. The Plan includes an objective to support the development of the Enniscorthy Bypass (Objective T31).

No legal status - for information purposes only

Chapter 2: Population and Socio-Economic Profile

2.1 Population

The population of Enniscorthy Town and Environs in 2011 was 10,838 persons of which 5,268 were males and 5,570 females. Despite constraints on residential development due to insufficient sewage capacity, the population of the town increased by 1,300 persons or 13.6% during the period 2006-2011. The growth was unevenly distributed with the environs increasing by 27% and the urban district decreasing by 12.3%. It is also a reflection of the availability of residential development land within the older core of the town and the unattractiveness of older housing stock. It further reflects the low number of residential schemes constructed in the urban district area during this period.

Table 1: Population Change 2006-2011

	2006	2011	Change 2006-2011	% Increase
Enniscorthy Town	3,241	2,842	-399	-12.31%
Environs of Enniscorthy	6,297	7,996	1,699	26.98%
Total Enniscorthy Town & Environs	9,538	10,838	1,300	13.63%

Source: Census Statistics Office

2.2 Age Profile

Table 2 shows the age profile of the population in Enniscorthy Town and Environs and compares it with the age profile for the County and the State. Enniscorthy has a higher proportion of population in the 15-24 and over 65 age groups when compared with the County and the State. The largest proportion (31.5%) of the population in Enniscorthy is in the 25-44 age group. The age profile suggests that there are high numbers of families living in the area. This has implications for the Plan in terms of housing provision and community facilities.

Table 2: Age Profile for Enniscorthy Town, Co. Wexford and the State, 2011

Age Group	Enniscorthy		Co. Wexford		State	
	No.	%	No.	%	No.	%
0-14	2,297	21.2	33,064	22.8	979,590	21.3
15-24	1,426	13.2	16,825	11.6	580,250	12.6
25-44	3,417	31.5	42,705	29.4	1,450,140	31.6
45-64	2,318	21.4	34,359	23.6	1,042,879	22.7
65+	1,380	12.7	18,367	12.6	535,393	11.7

Source: Census Statistics Office

2.3 Age Dependency Ratio

Age dependency ratio is a useful indication of the age structure of a population with young (aged 0-14) and old (aged 65 and over) as a percentage of the population of working age (aged 15-64).

- The young dependency ratio refers to the number of persons aged 0-14 years as a percentage of those aged 15-64 years.
- The old dependency ratio refers to the number of persons aged 65 years and over as a percentage of those aged 15-64 years.
- The total dependency ratio is the sum of the young and old ratios.

The total age dependency ratio for Enniscorthy in 2011 was 51.3 compared to 49.7 in 2006. This compares to the age dependency ratio of 54.8% for the County and 49.3 for the State. The age dependency ratio indicates approximately one young or old person for every two people of working age in Enniscorthy.

The age dependency ratio is important because as it increases there is an increased requirement on the working population to support the upbringing, pensions and care of the economically dependent population. It is also important when planning for services such as childcare and healthcare. It is important to bear in mind that dependency ratios are a rather crude measure as variations occur over time due to the number of young people in third level education and people over 65 continuing to work.

2.4 Employment

According to the 2011 Census, the total number of people at work in Enniscorthy is 3,393 or 39.7% of population over the age of 15. The remainder of the population over the age of 15 is comprised of those who are unemployed (18.4%), retired (13.4%), student (8.2%), looking after family (12.3%) or unable to work due to permanent sickness or disability (7.7%). This is Ireland: Highlights from Census 2011, Part 2 notes that Enniscorthy had the highest unemployment rate (31.7%)² for large towns with a population of 10,000 and over in April 2011. The unemployment rate is higher than that for New Ross (30.4%), Gorey (28.1%) and Wexford (25.6%) and is significantly higher than the State average of 19%. It is almost double the unemployment rate in Enniscorthy in 2006 (16%).

Table 3: Principal Economic Status in Enniscorthy Town, 2011

Economic Status	No.
Persons at work	3,393
Unemployed looking for first regular job	203
Unemployed having lost or given up previous job	1,370
Student or pupil	702
Looking after home/family	1,052
Retired	1,145
Unable to work due to permanent sickness or disability	661
Other economic status	15
All persons aged 15 years and over	8,541

Source: Census Statistics Office

Table 4 shows the number of people on the live register in November 2012 compared with the previous year. The figures represent the broader electoral area of Enniscorthy and are not confined to the Town and Environs. However, they are an indication of the current scale of unemployment and the economic challenges facing

² The unemployment rate here refers to the proportion of the labour force who are unemployed. Labour force refers to the no. of people either in work or actively seeking paid employment.

the town. The Live Register includes part-time workers, seasonal and casual workers entitled to Jobseeker's Benefit or Allowance.

Table 4: Live Register Figures for Enniscorthy Area and Co. Wexford

	Nov 2011	Nov 2012	Change	% Change
Enniscorthy	4,642	4,559	+65	+1.3%
Co. Wexford	19,052	18,381	+379	+1.9%

Source: Census Statistics Office

2.5 Socio-Economic Groups

Socio-economic group status defines each person aged 15 years or over by their occupation and employment status. Table 5 shows the breakdown of socio-economic groups in Enniscorthy compared with the County and the State.

Enniscorthy has a significantly lower representation of employers, managers and professionals while the proportion of manual skilled, semi-skilled and unskilled workers are significantly higher than the County and State averages.

Table 5: Socio-Economic Groups in Enniscorthy Town, Co. Wexford and the State, 2011

Socio-Economic Group	Enniscorthy		Co. Wexford		State	
	No.	%	No.	%	No.	%
Employers and managers	794	9.3	14,403	12.8	495,057	13.7
Higher professional	192	2.2	4,082	3.6	214,712	5.9
Lower professional	759	8.9	11,440	10.2	428,978	11.9
Non-manual	1,755	20.5	22,486	20.0	732,117	20.3
Manual skilled	1,048	12.3	12,018	10.7	324,023	9.0
Semi-skilled	1,136	13.3	10,394	9.3	300,910	8.3
Unskilled	590	6.9	5,243	4.7	131,215	3.6
Own account workers	365	4.3	6,232	5.6	164,157	4.5
Farmers	66	0.8	6,594	5.9	148,979	4.1
Agricultural workers	142	1.7	1,501	1.3	21,133	0.6
All others	1,694	19.8	17,863	15.9	647,381	17.9
Total	8,541	100.0	112,256	100.0	3,608,662	100.0

Source: Census Statistics Office

2.6 Occupation

Table 6 provides a breakdown by occupation of the population who are classified as being at work. In Enniscorthy, the largest proportion of the workforce is employed in the wholesale and retail trade (19.6%) followed by manufacturing (14.5%), human health and social work (12.2%) and accommodation and food service (8.4%). The proportion of the workforce employed in these sectors is notably higher than that for the County and the State. On the other hand, public administration and defence (4.8%), professional, scientific and technical activities (2.8%) and financial and insurance activities (2.5%) have a lower representation than the County and State.

Table 6: Occupation in Enniscorthy Town, Co. Wexford and the State, 2011

Occupation	Enniscorthy		Co. Wexford		State	
	No.	%	No.	%	No.	%
Agriculture, forestry and fishing	101	3.0	4,271	8.3	91,526	5.1
Mining and quarrying	6	0.2	87	0.2	5,339	0.3
Manufacturing	493	14.5	5,349	10.4	183,692	10.2
Electricity, gas, steam and air conditioning supply	21	0.6	228	0.4	11,328	0.6
Water supply, sewerage waste management and remediation activities	27	0.8	225	0.4	9,444	0.5
Construction	177	5.2	3,233	6.3	87,371	4.8
Wholesale and retail trade; repair of motor vehicles	665	19.6	8,555	16.7	262,206	14.5
Transportation and storage	146	4.3	2,105	4.1	77,999	4.3
Accommodation and food service activities	284	8.4	3,545	6.9	103,549	5.7
Information and communication	50	1.5	850	1.7	68,531	3.8
Financial and insurance	84	2.5	1,899	3.7	92,837	5.1
Real estate activities	7	0.2	205	0.4	8,378	0.5

Occupation	Enniscorthy		Co. Wexford		State	
	No.	%	No.	%	No.	%
Professional, scientific and technical activities	95	2.8	1,998	3.9	92,868	5.1
Administrative and support service activities	80	2.4	1,307	2.5	60,716	3.4
Public administration and defence; compulsory social security	164	4.8	3,042	5.9	113,042	6.3
Education	279	8.2	4,529	8.8	167,290	9.3
Human health and social work activities	415	12.2	5,417	10.6	197,343	10.9
Arts, entertainment and recreation	61	1.8	849	1.7	30,663	1.7
Other service activities	84	2.5	1,297	2.5	39,140	2.2
Activities of households as employers producing activities of households for own use	10	0.3	69	0.1	1,969	0.1
Activities of extra-territorial organisations and bodies	0	0.0	2	0.0	818	0.0
Industry not stated	144	4.2	2,245	4.4	101,311	5.6
Total at work	3,393	100.0	51,307	100.0	1,807,360	100.0

Source: Census Statistics Office

2.7 Households and Family Units

In April 2011, a total of 10,651 people were living in 4,239 private households in Enniscorthy. The majority of households comprised of one person (28.9%), husband and wife (or couple) with children (28.1%) and husband and wife (or couple) (17.2%). 15.8% of households comprised of a lone parent with children. This is significantly higher than the average for the County (11.7%) and the State (10.9%). One person households increased by 3.7% during the period 2006-2011.

The implications for the Plan are ensuring that adequate land is zoned for housing and that a mix of house types and sizes are available to meet the requirements of different categories of households.

Table 7: Household Composition in Enniscorthy Town, 2006 and 2011

Household	2011	%	2006	%
One person	1,224	28.9	891	25.2
Husband and wife (or couple)	731	17.2	661	18.7
Husband and wife (or couple) with children	1,192	28.1	998	28.2
Husband and wife (or couple) with children and other persons	72	1.7	65	1.8
Lone mother with children	583	13.8	502	14.2
Lone father with children	85	2.0	58	1.6
Husband and wife (or couple) with other persons	55	1.3	54	1.5
Lone mother with children and other persons	48	1.1	38	1.1
Lone father with children and other persons	9	0.2	6	0.2
Two family units with/without other persons	53	1.3	50	1.4
Three or more family units with/without other persons	1	0.0	1	0.0
Non-family households containing related persons	103	2.4	98	2.8
Households comprised of unrelated persons only	83	2.0	111	3.1
All private households	4,239	100.0	3,533	100.0

Source: Census Statistics Office

2.8 Education

Table 8 shows the population in Enniscorthy aged 15 years and over whose education has ceased. Of those, 2,310 persons or 31% have obtained a third level qualification. This is significantly lower than the average for the County (36.7%) and the State (43.5%). A total of 169 or 2.3% of the population over the age of 15 whose

education has ceased have no formal education at all. This is higher than the County and State average of 1.4%.

The proportion of the population whose education ceased after primary level (19%) or lower secondary level (21.5%) is also significantly higher than the State average (13.8% and 16.6% respectively). This indicates that a higher proportion of the population in Enniscorthy have dropped out of the education system after primary or lower secondary level. The proportion of the population in Enniscorthy who completed their education at upper secondary level is 23.2%, compared to 20% for the State. The figures have implications for the Plan in terms of provision of educational facilities and access to third level education.

Table 8: Population in Enniscorthy Town aged 15 years and over by highest level of education completed, 2011

Education Level	No.	%
No Formal Education	169	2.3
Primary Education	1,416	19.0
Lower Secondary	1,608	21.5
Upper Secondary	1,728	23.2
Technical or Vocational qualification	757	10.1
Advanced Certificate/Completed Apprenticeship	347	4.7
Higher Certificate	301	4.0
Ordinary Bachelor Degree or National Diploma	366	4.9
Honours Bachelor Degree, Professional qualification or both	304	4.1
Postgraduate Diploma or Degree	224	3.0
Doctorate (Ph.D) or higher	11	0.1
Not stated	231	3.1
Total whose full-time education has ceased	7,462	100.0

Source: Census Statistics Office

2.9 Disability

According to the 2011 Census, 1,855 people or 17.1% of the population in Enniscorthy have a disability, compared to the County average of 13.9% and State average of 13%. A total of 5,682 disabilities were recorded which indicates that a number of people have more than one disability. The types of disabilities include blindness/vision impairment, deafness/hearing impairment, intellectual disability, difficulties in basic physical activities, dressing, bathing or getting around the home, going outside the home alone or getting to work, school or college, difficulty in learning, remembering or concentrating, psychological or emotional conditions and other disabilities including chronic illness.

The implications for the Plan are ensuring that objectives and development management standards for new and upgrading developments are formulated having regard to accessibility requirements. The figures also have implications for the provision of health care facilities in the plan area.

2.10 Overview

The growth in the population of the town by 13.6% is very positive and is an indicator of the attractiveness of the town as a place to live. The 2011 Census indicates that Enniscorthy has a high age dependency ratio, a high proportion of lone parents, a low education attainment, a high unemployment rate and a high proportion of people living in local authority rented housing. The Pobal HP Deprivation Index (Haase and Pratschke 2012)³ classifies Enniscorthy Urban Electoral Division as 'disadvantaged' and Enniscorthy Rural Electoral Division as 'marginally below average' based on these criteria. The Development Plan aims to address the above issues by developing objectives which focus on building strong and inclusive communities supported by adequate employment, housing, education, transportation and sanitary infrastructure, health services, community support services, amenities and leisure

³ The Pobal HP Deprivation Index is a method of measuring the relative affluence or disadvantage of a particular geographical area using data compiled from various censuses.

services. The quality of life within a community can be measured by the availability of these services and their delivery is inextricably linked to economic development.

No legal status - for information purposes only

Chapter 3: Core Strategy

3.1 Introduction

The Planning and Development (Amendment) Act 2010 introduced a requirement to include a Core Strategy in Development Plans. The purpose of the Core Strategy is to present a medium to long term evidence-based strategy for the spatial development of Enniscorthy Town and Environs. It must show that the development objectives in the Plan are consistent, as far as practicable, with national and regional development objectives as set out in the National Spatial Strategy 2002-2020 (NSS) and the Regional Planning Guidelines for the South-East Region 2010-2022 (SERPGs).

The Core Strategy:

- a) Sets out the vision for the Town and Environs and the strategic aims to deliver this vision.
- b) Provides details on how the Plan and the Housing Strategy are consistent with the NSS and the SERPGs.
- c) Takes account of any policies of the Minister in relation to national and regional population targets.
- d) Provides details of the quantum and potential housing yields of existing residential zoned land in the Town and Environs.
- e) Provides details of the quantum and potential housing yields of proposed residential zoned land in the Town and Environs and how the zoning proposals accord with national policy that development of land shall take place on a phased basis.
- f) Provides information to show that, in setting out objectives regarding retail development, the planning authority has had regard to the retail guidelines.
- g) Provides details, including a diagrammatic map, of the town centre, the areas designated for significant development during the period of the Plan, the availability of public transport within catchment of residential or commercial development and retail centres within the town centre.

3.2 Vision and Strategic Aims

The vision for this Plan is to create a compact town where people want to live, work and play. The town will offer:

- Employment opportunities to reduce the unsustainable levels of unemployment.
- Sustainable, attractive and quality residential developments.
- Sustainable physical and social infrastructure suitable to the needs of the town and of a quality which will enable it to compete with other large towns in the Region.
- A high quality urban environment in which the natural, built and cultural heritage are protected.

The strategic aims for achieving this vision and which underpin the objectives of this Plan are:

- Provide a strong and coherent town structure in which land uses are organised in a manner which is attractive, facilitates ease of movement and protects the amenities of residents.
- Ensure that sufficient and suitably located, serviced land is allocated to satisfy future housing and industrial/commercial needs.
- Provide key infrastructure to facilitate development and investment, subject to compliance with national and international legislation on habitats and water quality.
- Develop a safe and comprehensive transport system capable of satisfying the requirements of motor traffic, cyclists and pedestrians and continue to implement traffic management measures in the town.
- Develop good transport links with other urban centres in the region and adjoining regions, taking account of and developing where practicable accessible transport links in conjunction with the Department of Transport.
- Promote sustainable economic development
- Promote sustainable tourism development which builds on the unique characteristics and distinctive elements of the town's history, culture and environment.

- Promote accessible tourism development which builds on the strategy initiated within the town over the past number of years.
- Develop a range of community facilities and amenities which are socially inclusive and accessible by all members of the community.
- Enhance the urban environment by promoting the redevelopment of brownfield sites and ensuring high quality design in new developments.
- Protect residential and amenity lands from encroachment by incompatible types of development.
- Manage flood risk by actively pursuing flood risk management strategies and sustainable urban drainage systems.
- Protect the environment for a green future.

3.3 Consistency with National Spatial Strategy and the Regional Planning Guidelines for the South-East Region

The NSS aims to achieve a better balance of social, economic and physical development across the regions by building up critical mass in a network of gateways and hubs, supported by the county towns and other larger towns which act as a focus for business, residential, service and amenity functions. Enniscorthy is identified in the NSS as a larger town with urban strengthening opportunities. Larger towns provide a good base for population and services which will attract investment and employment activities additional to those that need to be located in or near a gateway.

The SERPGs also identify Enniscorthy as a Larger Town. These towns are targeted for growth and are considered to be good locations for economic development. The development role for these towns is more measured growth in a manner that allows community, social and retail development to catch up with recent rapid phases of mainly residential development.

The SERPGs identify the following Urban Consolidation Priorities for Larger Towns:

1. Identify under-utilised, derelict or undeveloped lands within the built-up area through the development plan process.

2. Realise opportunities using, for example, the Derelict Sites Act, 1990 and acquisition of key sites.
3. Where sufficient development opportunities within the urban area are not available, consider appropriate extension options having regard to infrastructural constraints and the availability of community services.

The Plan is consistent with the development objectives of the NSS and the SERPGs as follows:

- The population allocations are consistent with the population targets set out in the SERPGs. The retail capacity assessment, housing strategy and future residential land requirements are based on these population allocations.
- The Plan focuses on the role of Enniscorthy as a Larger Town targeted for measured growth. Adequate amounts of land are zoned for residential, industrial/commercial and community development. Appropriate objectives are included in the Plan to encourage development and facilitate the provision of high quality infrastructure necessary to accommodate growth.
- The Plan prioritises urban consolidation. Under-utilised, derelict and undeveloped lands within built-up area of the town centre are identified as areas for significant development and/or opportunity sites for retail development. The sequential approach will apply to residential, retail and office development with priority given to redevelopment of brownfield sites in the town centre.

3.4 Population Targets and Housing Land Requirements

The Settlement Strategy for County Wexford is contained in the Wexford County Development Plan 2013-2020. The Strategy outlines the roles for the various urban centres in the County and allocates population to each settlement for the period 2011-2022. The allocation of population to the various settlements resulted from a detailed analysis of the County but was framed by the objectives of the NSS, the SERPGs and the vision and strategic aims set out for the County. In order to achieve the objectives of the SERPGs and the strategic aims of the Core Strategy, an aggregate of 40% of the County's population growth over the period 2011-2016 and

2016-2022 (adjusted to relate to the plan period) was allocated to the three Larger Towns: Enniscorthy, New Ross and Gorey.

The figures for Enniscorthy Town and Environs have been adjusted here to relate to the period of this Plan and are shown in Table 9. A seven year period is used to calculate population targets to account for housing development which would be required to accommodate population growth between the time of preparing this Plan and the time at which the Plan is adopted.

Table 9: Population Allocation 2013-2020

2013	2014	2015	2016	2017	2018	2019	2020
11,411	11,698	11,984	12,271	12,494	12,716	12,939	13,162

The population allocation for Enniscorthy provides for an increase of 1,751 persons during the period 2013-2020. Based on the average household size of 2.7 for the period 2013-2016 and 2.55 for the period 2016-2020, a total of 935 households are required to accommodate this growth.⁴ At 20 units per hectare, and allowing for 75% over-zoning in accordance with the SERPGs, 81.8 hectares of residential land would be required to accommodate the population allocation for the period 2013-2020.⁵

Extant Permissions⁶

There are a number of extant permissions for housing developments on lands which are located outside of the plan area or are within the plan area on lands which are proposed to be rezoned from residential use to other uses. Having regard to current market conditions, it is assumed that 20% of these houses will be built. The housing requirements must therefore be reduced to reflect this. This means that the

⁴ The SERPGs calculated household size based on the household size in the Census of Population 2006 (2.8 in the case of Wexford). We know this had reduced to 2.7 by 2011 and estimate that it will reduce to 2.55 by 2016. A figure of 2.7 was therefore used to calculate the households required for each year during the period 2013-2016 and 2.55 for each year during the period 2016-2020. The sum of the households required for each year equates to 935 households.

⁵ The projected housing/zoning requirements in the SERPGs allow for 50% over-zoning in Wexford Town and 75% over-zoning in the remainder of the County.

⁶ Unfinished housing estates have not been included in the calculations for household requirements due to the low number of completed vacant units (94 units as at February 2013)

household requirement for the plan period is reduced to 842 units or 73.7 hectares of residential land.

Existing Undeveloped Zoned Land

An assessment of undeveloped land zoned for residential use or a mixture of residential and other uses in the Enniscorthy Town and Environs Development Plan 2008-2014 was also carried out and is shown in Table 10. This identified a total of 384 ha. of undeveloped land zoned for residential use or a mixture of residential and other uses, an excess of 309 ha. from what is required to accommodate the allocated population growth for the period of this Plan.

In accordance with the Guidance Note on Core Strategies issued by the Department of Environment, Heritage and Local Government in November 2010, the excess zoning has been addressed as follows:

- Approximately 236 ha. has been de-zoned
- Approximately 73 ha. has been re-zoned to other uses including open space and amenity, community and education and mixed uses.

The lands retained for future residential development (75 ha.) are shown on Map 10. These lands have been selected to allow the town to develop in a compact manner while ensuring the efficient use of existing and planned infrastructure. The planning authority is also seeking to achieve balanced development on the eastern side of the town. The Strategic Flood Risk Assessment played a key role in identifying future residential land requirements.

Table 10: Core Strategy Table

	Type of zoning	No. of hectares zoned for residential use	Average no. of units per hectare	Potential no. of housing units
2008-2014	New residential low density (R2)	47.2	10	472
	New residential low medium density (R1)	314.1	13.5	4,240
	Mixed Uses and Residential (MR)	22.75	13.5	307
2013-2020	Residential medium density	75	20	1,500
Excess	A combination of R1, R2 and MR above	309	-	-

Notes:

1. This assessment refers to undeveloped lands zoned for residential use or a mixture of residential and other uses.
2. The residential medium density zoning for 2013-2020 includes 75% over-zoning in accordance with the SERPGs.
3. The density/units per hectare for 2008-2014 are calculated based on the provisions of the Enniscorthy Town and Environs Development Plan 2008-2014.
R1: Maximum density permissible 10 units per hectare
R2: Maximum density permissible 10-17 units per hectare
MR: There are no specific density provisions for mixed use sites in the Enniscorthy Town and Environs Development Plan 2008-2014. An average of 13.5 units/ha. was therefore applied.
4. The total area zoned for mixed uses and residential in the Enniscorthy Town and Environs Development Plan 2008-2014 was 45.5 ha. The residential development potential is considered to extend to approximately half of this land (22.75 ha).
5. The density for 2013-2020 is calculated at 20 units per hectare.

3.5 Economic Development and Land Use Requirements

The SERPGs define the role of larger towns in supporting sustainable economic activity in the region as developing Industrial Parks, Enterprise Parks and District Enterprise Centres. The Plan has provided for this and while it is not possible to predict with certainty the amount of land that may be required for these uses, it is considered that the spatial strategy has provided adequate amounts of appropriately zoned land to suit the needs of small, medium and large industries/enterprises that may look to set up in the plan area.

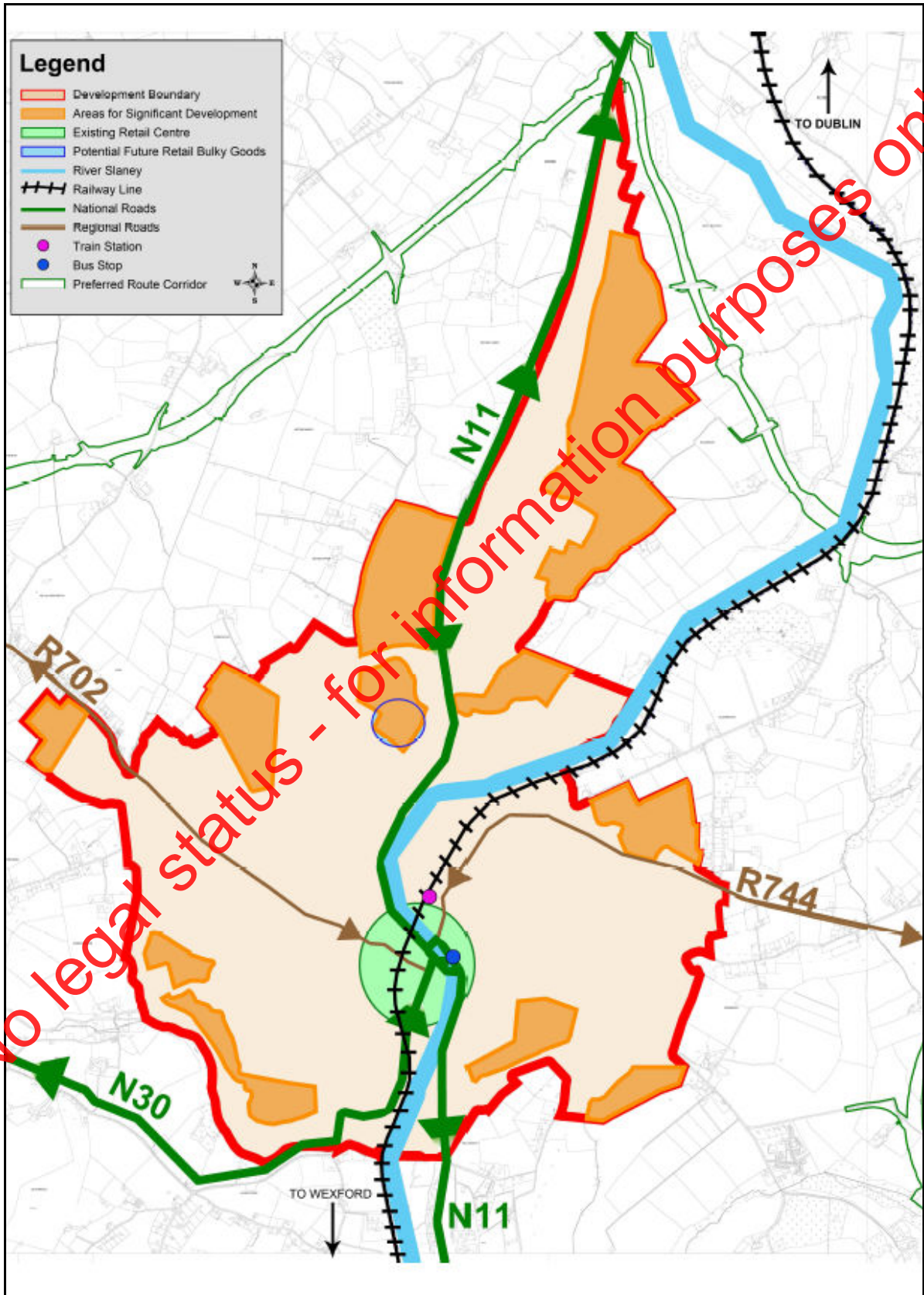
3.6 Core Strategy Map

A critical component of the Core Strategy is the delivery of a plan-led settlement in line with the integration of services, transport, infrastructure and economic activity along with the development of natural resources, whilst balancing these services and developments with the preservation of the natural environment and amenities.

The Core Strategy Map (Map 3) depicts how the planning authority anticipates the town and environs will develop over the plan period in line with the availability of infrastructure, services and amenities. All national routes along with regional roads are shown, illustrating the importance and benefit of these roads as linkages to other urban centres in the County and the Region. The continued availability of public transport, including rail and bus services, will be important in the delivery of a sustainable transport strategy.

A number of areas have been identified for significant development. Every effort has been made to integrate land use and transportation by co-coordinating particular land uses with their accessibility requirements. In a town of this size, the principal retail areas are confined to the town centre while the main focus of residential development is indicated in terms of proximity to the town centre and/or areas of significant employment.

Map 3: Core Strategy Map



3.7 Phasing of Development

In accordance with Sustainable Residential Development in Urban Areas (DEHLG, December 2008) and Development Plans: Guidelines for Planning Authorities (DEHLG, June 2007) a logical sequential approach has been taken in identifying lands to be zoned for future development, with emphasis on the utilisation of existing and planned infrastructure. It is the policy of the Council to consider future residential and retail developments sequentially subject to infrastructural provision. This approach is consistent with the policy of the NSS and SERPGs to prioritise urban consolidation in larger towns and consider appropriate extension options only where sufficient development opportunities within the urban area do not exist.

3.8 Retail Strategy

The Retail Strategy contained in Volume 4 of the Wexford County Development Plan 2013-2019 places Enniscorthy on Level 2 of the County Wexford retail hierarchy. Level 2 settlements are identified as suitable for major convenience and comparison floorspace. The retail role which Enniscorthy has been assigned reflects its role as a Larger Town and as a Sub-Regional retailing destination in Guidelines for Planning Authorities: Retail Planning (Department of Environment, Community and Local Government, 2012).

A Retail Strategy was prepared in tandem with this Plan and is contained in Appendix 1. The Strategy includes an estimate of the requirement for future retail development (capacity assessment) in Enniscorthy which is based on the population allocation for Enniscorthy Town and Environs. The population allocation is consistent with the targets set out in the SERPGs.

In accordance with the guidelines, the Retail Strategy sets out objectives to:

- Ensure that retail development is plan-led
- Promote greater vitality in the town centre by ensuring a sequential approach to retail development
- Secure competitiveness in the retail sector by actively enabling good quality development proposals to come forward in suitable locations

- Facilitate a shift towards sustainable travel modes through careful location and design of new retail development
- Ensure that retail development plays its part in realising quality outcomes in relation to urban design

Objectives with regard to retail development are included in Appendix 1 of the Plan-Retail Strategy.

3.9 Housing Strategy

The Joint Housing Strategy 2013-2019 is set out in Appendix 2. The Strategy is consistent with the NSS, the SERPGs and national and regional population targets.

The Strategy focuses on:

- Addressing the overall housing needs of the County
- Ensuring housing is available for persons with different levels of income
- Providing private, social and affordable housing
- Ensuring that a mixture of house types and sizes are available to meet the requirements of different categories of households, including the special requirements of the elderly and persons with disabilities
- Counteracting undue segregation in housing between people of different backgrounds

Objectives are included in Chapter 4 Sustainable Housing in order to secure the implementation of the Housing Strategy.

Chapter 4 Sustainable Housing

4.1 Introduction

The Council is both a Planning Authority and a Housing Authority. The Council's role as a Planning Authority is to guide the location, nature and quality of new housing development within its administrative area and it has statutory obligations to ensure such development complies with Government guidelines. The Council's role as a Housing Authority includes the provision and management of rented local authority housing for those unable to provide housing from their own resources, the promotion of home ownership through Incremental Purchase Schemes and facilitating approved voluntary or non profit housing organisations in the provision of rented accommodation and facilities.

The approach and objectives relating to housing in the Plan have regard to the National Spatial Strategy 2002-2020, the Regional Planning Guidelines for the South-East Region 2010-2022 and the Joint Housing Strategy 2013-2019.

The Plan also has regard to the extensive guidance for local authorities and developers issued by the Department of the Environment, Community and Local Government. The principal guidelines which relate to the planning and design of residential and mixed-use developments are:

- Guidelines for Planning Authorities-Sustainable Residential Development in Urban Areas and the companion Urban Design Manual-Best Practice Guide (2009).
- Quality Housing for Sustainable Communities- Best Practice Guidelines for Delivering Homes and Sustainable Communities (2007).
- Sustainable Urban Housing: Design Standards for New Apartments (2007).

The strategic aims of the Plan with regard to housing are:

- To ensure that sufficient land is zoned for all types of housing to meet the town's projected housing requirements over the period of the Plan.

- To encourage the optimum use of available development land to deliver high quality residential development and encourage the redevelopment of brownfield and infill sites in the town centre for residential use.
- To promote the development of sustainable residential communities by ensuring new housing development includes a mix of house types suitable for a range of housing needs and tenures and which facilitates the creation of balanced communities.
- To promote balanced tenure developments to avoid concentrations of rental housing and to counteract social segregation.
- To protect the amenities of existing residential areas so as to ensure that these areas remain attractive places to live.
- To ensure that both new and existing housing enjoy access to high quality amenity space and good connectivity to the town centre and transport services through the provision of high quality pedestrian or cycle facilities.

4.1.1 Existing Pattern and Type of Residential Development

The residential land use pattern in the Plan area is characterised by a low proportion of residential use in the town centre and expanding residential development of relatively low density developments in the environs area. As outlined in Chapter 2, the Census of Population 2011 recorded a 12.31% decline in the number of people living in Enniscorthy Town, while the population of the environs area increased by 26.98%. While the reasons for this trend have not been identified, it is largely attributed to the limited choice of housing size in the town centre, which in many cases, is not suited to, nor meets the expectations of, modern family living.

Enniscorthy experienced a substantial increase in house construction from the mid 1990s to 2006. The demand for new private housing was met by the development of new housing estates in the environs area, mainly to the west of the town, and in particular at Shinguan, the Milehouse, Greenville Lane and the Moyne. While some new residential development occurred to the east of the town, it mainly comprised social and affordable housing provided by, or in tandem with, the Council.

The capacity constraints in the town treatment plant, taken in conjunction with the economic downturn, resulted in limited house construction since 2007.

Notwithstanding this, there remains a good supply of housing in the plan area; in particular vacant houses which form part of both completed and unfinished housing developments. As is the case across the county, the housing market remains stagnant in the plan area.

4.1.2 Existing Type of Residential Development

The Census of Population 2011 recorded that the largest category of accommodation provided in the Plan area is semi-detached housing (1,781 households), followed by terraced housing (1,210 households) and detached houses (970 households). The number of households in purpose built apartment blocks or apartments in converted houses/commercial buildings was 204. The majority of this housing is provided in the environs area. A small number of apartment schemes have been developed both in the town centre and the environs.

4.1.3 Household Composition

The Census of Population 2011 indicates that there were 4,239 private households in the town and environs area. Of these, 28.8% were single person households; an increase of 3.6% on Census 2006. Households comprised of husband and wife (or couple) with children accounted for 28.1%, while 15% were comprised of a lone parent with children. These figures remain comparable with the Census of Population 2006. This household composition emphasises the requirement for a mix of units to meet changing needs and household sizes and to ensure that house provision reflect local circumstances.

4.2 Sustainable Housing

The Council recognise that the availability of quality, safe, affordable and well located housing, which is suited to the needs of the user, is fundamental to the quality of life of individuals and as such the provision, facilitation and servicing of such housing is a core objective of the Council. The Council will achieve this through the provision of housing or housing support and the management of housing development. Housing development will be managed through the development plan

process which will guide development to the right locations and through the development management process which will ensure that planning applications for housing achieve high standards.

The Council's overarching aim with regard to housing provision is therefore to ensure that all households have access to good quality housing, appropriate to household circumstances, and in their particular community of choice, and that all new housing developments are socially, economically and environmentally sustainable.

Housing, which is socially sustainable, is housing which is inclusive and responsive to the physical or cultural needs of those who use it. Socially sustainable housing must also be well located relative to the social, community, commercial and administrative services which sustain it and must be well integrated with the community within which it will be located. Economically sustainable housing refers to the provision of housing which meets the needs of the household in a manner suitable to their income and which maximises the return to society. Such needs may be met by the individual, through social housing supports or by a combination of the two. Environmentally sustainable housing is housing which minimises the use of natural resources and the impacts on natural assets.

Government policy, as outlined in the Housing Policy Statement (June 2011), has changed significantly in recent years due to the changed economic situation that has arisen. The most important change is that the previous emphasis on the promotion of home ownership through various incentives, mainly affordable housing, will be discontinued. It is now considered that where people can accommodate themselves in private rented accommodation then their needs are adequately met. Policy will instead focus on those with the most acute housing needs.

It is the objective of the Council:

Objective SH01

To ensure that all new housing developments represent 'Sustainable Neighbourhoods' which are inclusive and responsive to the physical or cultural needs of those who use them, are well located relative to the social, community,

commercial and administrative services which sustain them and are integrated with the community within which the development will be located.

Objective SH02

To ensure, in so far as possible, that all households have access to good quality housing which is appropriate to the circumstances of the household and is located in their particular community of choice.

Objective SH03

To facilitate and assist with the provision of services for the community in tandem with new residential development, in particular, schools, crèches and other education and childcare facilities.

Objective SH04

To ensure that new housing developments contribute to the social and recreation infrastructure of the community in which they will be located either through the provision of amenities or through financial contribution.

Objective SH05

To ensure that new housing development minimises the use of natural resources and impacts on natural assets. The location of residential developments should maximise the use of sustainable modes of transport such as walking, cycling and the use of public transport so as to reduce dependence on fossil fuels.

Objective SH06

To encourage individual dwellings and their associated services to maximise the use of natural energy sources and reduce the use of water, through good design and layout.

4.3 Housing Strategy

The Planning and Development Act 2000 (as amended) requires that all planning authorities prepare housing strategies and incorporate them into their respective development plans. The Act requires development plans to include core strategies

which, amongst other things, must demonstrate that the Housing Strategy is aligned with the population projections set out in the Core Strategy and respective Regional Planning Guidelines.

The Act also requires that development plans ensure sufficient land is zoned to accommodate the requirements of the Housing Strategy and include objectives to secure the implementation of the Housing Strategy such as a requirement that a specific percentage of land zoned for residential development be made available for social and affordable housing.

The Plan area forms part of the Wexford Joint Housing Strategy 2013-2019 (which is contained in Appendix 2 of this Plan). Section 1.1 of the Strategy indicates that the Government has commenced a review Part V of the Planning and Development Act 2000 (as amended). It is anticipated that this review will result in far reaching changes to the nature and functions of housing strategies and will include the standing down of affordable housing programmes combined with a greater focus on the delivery of social housing supports. The current Strategy is therefore considered as an interim Housing Strategy until such time as Part V is enacted.

The stated aim of the Strategy is to ensure access by each household in County Wexford to affordable housing or accommodation of good quality, culturally acceptable, suitable to its needs and in the tenure of their choice, as far as possible. The Council will implement the objectives of the Joint Housing Strategy. In relation to the provision of social and affordable housing, the Joint Housing Strategy states that the local authorities will exercise their powers under Part V of the Planning and Development Act 2000 (as amended) and require that 20% of land zoned for residential use, or for a mixture of residential and other uses, subject to certain exemptions, shall be reserved for the provision of social and affordable housing.

4.3.1 Exemption from Requirement to Reserve Lands

During the preparation of the Joint Housing Strategy, the Council examined areas which have concentrations of social housing in the county. In Enniscorthy, the Strategy identified Drumgold and Killagoley as having a high level of social housing. Having regard to the need to counteract undue segregation in housing of persons of

different social backgrounds, and in order to encourage more private housing in these areas, the Strategy provides for an exemption from the requirement to reserve lands for social and affordable housing. The relevant lands to which the exemption applies are identified on Map No. 1 in the Joint Housing Strategy.

It is the objective of the Council:

Objective SH07

To implement the objectives of the Wexford Joint Housing Strategy 2013-2019 and any subsequent strategy in accordance with the requirements of the Planning and Development Act 2000 (as amended) and the Housing (Miscellaneous) Act 2009 and having regard to the amendments to Government policy outlined in the Housing Policy Statement issued in June 2011.

Objective SH08

To require that 20% of all land zoned for residential use, or for a mixture of residential and other uses, be reserved for the purposes of Section 94(4)(a)(i) and 94(4)(a)(ii) of the Planning and Development Act 2000 (as amended) with the exception of the exemption(s) provided for in Section 4 of the Wexford Joint Housing Strategy 2013-2019 and the Planning and Development Act 2000 (as amended).

Objective SH09

To review the Wexford Joint Housing Strategy 2013-2019 when Part V of the Planning and Development Act 2000 (as amended) is revised to take account of new economic and policy contexts.

Objective SH10

To ensure that housing is available for people of different income types. This shall be achieved through the housing support system and through the planning system which will ensure that an appropriate mix of units is provided in appropriate locations.

4.4 Housing Land Availability

The Core Strategy in Chapter 3 aligns the population allocation for the plan area and the amount of residential zoned land required to accommodate the allocation. In accordance with the Guidance Manual on Unfinished Housing Developments, the extent and pattern of extant planning permissions and unfinished housing developments were considered during the preparation of the Core Strategy. This is detailed in Section 3.4.

The Plan provides for 75 ha of undeveloped residential zoned land. It is expected that a proportion of the vacant housing stock will meet some of the housing demand over the plan period. This, taken in conjunction with the quantum of housing units which could be delivered by extant permissions, is considered sufficient to meet the housing needs of the area during the lifetime of the Plan.

It is the objective of the Council:

Objective SH11

To ensure that sufficient and suitably located land is zoned to satisfy the housing requirements as set out in the Core Strategy and the Wexford Joint Housing Strategy 2013-2019.

Objective SH12

To encourage the occupation of vacant houses, in particular in the town centre, by facilitating works to modernise such houses and where appropriate, consider on a case-by-case basis, the application of relaxed development management standards.

4.5 Unfinished Housing Developments

There are 11 unfinished housing developments within the Plan area.⁷ The Council has set up a dedicated team to focus on the resolution of unfinished housing

⁷ Unfinished Housing Estates Survey, Department of the Environment, Community and Local Government, Survey of Unfinished Housing Estates, July 2012.

developments. It will use a range of powers available to it under building control, dangerous structures, planning and other relevant legislation in an integrated way and will work proactively with developers, financial institutions and the local community to secure the satisfactory resolution of these developments. The Council will assess and monitor unfinished housing developments and will play a key role in the co-ordination of Site Resolution Plans with other key stakeholders.

In accordance with the Guidance Manual on Unfinished Housing Developments, the Plan recognises the need to resolve unfinished developments. The Council will therefore adopt a flexible approach to planning applications which seeks to address outstanding issues in such developments.

It is the objective of the Council:

Objective SH13

To have regard to the Managing and Resolving Unfinished Housing Development: Guidance Manual (DECLG, 2011) when assessing planning applications relating to unfinished housing developments.

Objective SH14

To adopt a flexible approach to the consideration of planning applications which seek to resolve issues in unfinished housing developments where the proposal would result in substantial environmental or community gain. Such flexibility may include the reconfiguration of open spaces, roads and circulation requirements in these housing developments.

4.6 Apartments

The Council acknowledge that apartment developments have a role to play in meeting the accommodation needs of smaller households. The Sustainable Urban Housing Design Standards for New Apartments (DEHLG, 2007) aim to promote sustainable urban housing by ensuring that the design and layout of new apartments meet recommended minimum standards and provide satisfactory accommodation for a variety of household types and sizes.

The provision of apartments may be considered at appropriate locations and where there is an identified significant demand for smaller units of accommodation.

Generally, apartment schemes should be located in the town centre zone.

The Council will ensure that the standard of accommodation is suitable and will require new apartments to have a minimum internal floor area of 75 sq.m. The subdivision of dwelling houses into apartments will generally not be permitted within residential areas designed and developed for single family occupancy. Apartment developments should also comply with the relevant development management standards contained in Chapter 16.

It is the objective of the Council:

Objective SH15

To restrict apartment developments generally to town centre locations or suitably located sites adjoining public transport connections. Apartments will not be permitted where there is an over provision of this type of development.

Objective SH16

To require new apartments to have a minimum internal floor area of 75 sq.m and to comply with all normal planning and environmental criteria and the development management standards contained in Chapter 16.

4.7 Housing for Persons with Specific Needs

4.7.1 Older People

The proportion of the town's population over the age of 65 increased from 11% in Census 2006 to 12.7% in Census 2011. The changing nature of the town's age profile requires that a greater consideration be given to the housing needs of older people. The Council must ensure that their housing requirements are met in a manner which suits their specific physical and social needs.

There will be a requirement for alterations to existing properties where older people wish to remain in their homes and live independently. The Council have an important role in facilitating such alterations.

There is a growing trend of people moving in to sheltered housing/residential care settings as they grow older. The Council recognises the need for such facilities, and in particular proposals for the provision of adequate small, self-contained living units within a complex of facilities for persons with special needs to maintain their privacy and independence while having the protection of a more sheltered environment. Any such development should:

- Be in a residential area or in area zoned for community uses;
- Be located convenient to community facilities;
- Where possible, be accessible by public and private transport;
- Be on a site which will provide an adequate amount of suitable private, semi-private open and public open space;
- Make appropriate provision for parking and vehicular access;
- Be on a site which is not unduly affected by traffic noise, industrial activities or other environmental nuisance; and
- Not adversely affect the amenities of neighbouring properties, or existing character of the area.

It is the objective of the Council:

Objective SH17

To ensure that the specific housing needs of older people are accommodated in a manner appropriate to their specific needs.

Objective SH18

To support independent living for older people, to facilitate the provision of specific purpose built accommodation and to facilitate the provision of nursing/care facilities for older people at appropriate locations.

Objective SH19

To require that accommodation for older people should be located in residential areas or in an area zoned for community well serviced by infrastructure and

amenities such as footpath networks, local shops, public transport in order to not to isolate residents and allow better care in the community, independence and access.

4.7.2 People with Disabilities

As previously outlined in Chapter 2, Census 2011 recorded that 1,855 people or 17.1% of the population in Enniscorthy have a disability. The types of disabilities include physical and learning disabilities. The Council will continue to address particular identified needs through facilitating the provision of purpose built, adaptable dwellings, where feasible. The Council also supports independent living for people with disabilities and will therefore facilitate the provision of such facilities at appropriate locations. Such developments should have regard to the relevant criteria outlined in Chapter 9 Social Inclusion and Community Facilities and the development management standards in Chapter 16.

It is the objective of the Council:

Objective SH20

To have regard to the National Housing Strategy for People with a Disability 2011-2016 and, insofar as possible, having regard to budgetary constraints, implement the strategic aims of this strategy.

Objective SH21

To ensure that a minimum of 20% of dwellings in all new housing estates of five dwellings or more are suitable to accommodate or are adaptable to provide accommodation for people with disabilities. Planning applications will be required to demonstrate compliance with this objective and to show an accessible route to the residential units from the boundary of the property. Proximity and access to local services must also be considered relative to the units which are accessible.

Objective SH22

To require an Access Statement to be carried out for significant developments in accordance with Appendix 6 of Buildings for Everyone: A Universal Design Approach (National Disability Authority, 2012).

Objective SH23

To support independent living for people with disabilities, to facilitate the provision of specific purpose built accommodation and to facilitate the provision of residential care facilities at appropriate locations.

Objective SH24

To require that accommodation for people with disabilities be located in residential areas or in an area zoned for community well serviced by infrastructure and amenities such as footpath networks, local shops, public transport in order not to isolate residents and allow better care in the community, independence and access.

4.7.3 Members of the Travelling Community

There is anecdotal evidence of a growing trend amongst the travelling community of settling in either local authority housing estates or private rented accommodation. As of January 2013, the Council had no requests for traveller specific accommodation in town or environs area.

The Council will continue, as the need arises and subject to budgetary funding, to provide suitable accommodation for travellers who are indigenous to the town and environs, and will endeavour to ensure that this accommodation is appropriate to their particular needs through the implementation of the Traveller Accommodation Programme 2009-2013 and any updated version of the programme.

It is the objective of the Council:

Objective SH25

To provide for Traveller accommodation in accordance with the Traveller Accommodation Programme 2009-2013 and any subsequently adopted programme insofar as possible having regard to budgetary constraints.

4.7.4 Homeless People

The South-East Homelessness Action Plan 2010-2013 contains the strategic aims for tackling homelessness in Wexford. The strategy emphasises the importance of preventative measures in dealing with homelessness. The Council, together with

Wexford Homeless Action Team (which includes people from the HSE and Voluntary sector) will continue to work to prevent homelessness and to provide services and accommodation for homeless people.

It is the objective of the Council:

Objective SH26

To implement, insofar as possible and having regard to budgetary constraints, the actions contained in the South-East Homeless Action Plan 2010-2013 and any subsequently adopted plan.

4.8 Residential Density, Layout and Design

Government guidance on new housing development encourages more sustainable urban development by the avoidance of excessive suburbanisation and the promotion of higher densities in appropriate locations. This will result in:

- More economic use of existing infrastructure and land;
- A reduced need for the development of 'Greenfield' sites, urban sprawl and ribbon development;
- A reduced need for investment in infrastructure;
- Better access to existing services and facilities, and
- More sustainable travel patterns.

The Council will have regard to the following Government Guidelines when assessing planning applications for residential development:

- Sustainable Residential Development in Urban Areas-Guidelines for Planning Authorities (DEHLG, 2008) and accompanying Best Practice Urban Design Manual (Companion document to the Sustainable Residential Development in Urban Areas Guidelines) (2009),
- Sustainable Urban Housing-Design Standards for New Apartments, Guidelines for Planning Authorities (DEHLG, 2007)
- Quality Housing for Sustainable Communities- Best Practice Guidelines for Delivering Homes and Sustainable Communities.
- Government Policy on Architecture 2009-2015 (DEHLG, 2009).

- Design Manual for Urban Street (DTTS and DECLG, 2013).

4.8.1 Density

The sustainable use of serviced land and resources means that it is appropriate to permit higher residential densities at appropriate locations. Such locations include town centres, brownfield sites and in the vicinity of public transport nodes and corridors. Higher densities in these locations maximise the opportunities for people to avail of sustainable modes of transport and easy access to services.

Chapter 15 Land Use Zoning sets out the objectives for residential zonings and indicative densities. Developments built at higher density ensure that zoned and serviced land is used in an efficient manner and minimises the unnecessary extension of public infrastructure such as water, sewers, footpaths and lighting.

The Council recognise however that higher densities will not be appropriate in every circumstance. In achieving higher densities the protection of the amenities of existing developments and those of the residents of the proposed development will be a significant consideration. High quality siting and design providing a good quality living environment is essential if higher residential densities are to be acceptable.

4.8.2 Universal Design

Universal Design is the design and composition of an environment so that it can be accessed, understood and used to the greatest extent possible by all people regardless of their age, size, ability or disability. The design of new sustainable residential communities should consider people's diverse needs and abilities throughout the design process so as to provide an adaptable environment that meets the needs of all. All buildings should be designed to meet the needs of all people who wish to use it. This is not a special requirement for the benefit of only a minority of the population. It is a fundamental condition of good design. Everyone benefits when an environment is accessible, usable, convenient, and a pleasure to use.

4.8.3 Housing Mix

Proposals for new housing should encourage diversity rather than uniformity in terms of house types, and in all housing proposals an appropriate mix of dwelling houses

to meet the needs of various categories of households will be encouraged. The mix of house types will be influenced by a range of factors including:

- Consideration of the nature of the existing housing stock and existing social mix in the area.
- The desirability of providing for mixed communities.
- Provision of a range of housing types and tenures.

4.8.4 Layout

The quality of layout is of utmost importance in ensuring new housing developments add to the communities in which they locate and provide a high quality living environment to those who will live in them. New housing development also should take into account the need to protect the amenities of existing residential areas. Housing developments should be located and laid out in a way which ensures that they are easily integrated into the existing fabric and structure of the area and that protects natural assets. Further guidance is contained in Chapter 14 Design and Chapter 16 Development Management Standards.

It is the objective of the Council

Objective SH27

To ensure the density of residential development is appropriate to the location of the proposed development having regard to the benefits of ensuring that land is efficiently used and is in accordance with the Sustainable Residential Development in Urban Areas and the accompanying Urban Design Manual-A Best Practice Guide (DEH LG, 2008).

Objective SH28

To encourage higher residential densities in the town centre, on brownfield and infill sites close to existing/potential connections to public transport.

Objective SH29

To ensure that all new housing developments provide a high quality living environment with attractive and efficient buildings which are located in a high quality public realm and which are serviced by well designed and located open spaces.

Objective SH30

To promote Universal Design and Lifetime Housing in accordance with best practice and the policies and principles contained in Building for Everyone: A Universal Design Approach (National Disability Authority, 2012) and Sustainable Residential Development in Urban Areas: Guidelines for Planning Authorities and its companion document Urban Design Manual (DEHLG, 2008).

Objective SH31

To require all planning applications for residential development of 10 houses or more to contain a mix of house types. The mix of house types should be appropriate for the housing needs identified in the area where the scheme will be located. This will not apply where it can be demonstrated that there is a need for a particular type of unit and the proposed development meets this need.

Objective SH32

To require all developments over 10 houses to be accompanied by an Design Response Brief showing how the matters detailed in Chapter 14 Design and Chapter 16 Development Management Standards have been taken into account in the design of the development.

4.9 Residential Infill Developments

Infill housing in existing residential areas will be considered. Potential sites may range from a small gap infill, unused lands, side gardens of existing houses, up to larger undeveloped sites within an established residential area. Proposals for development involving the intensification of residential uses within existing residential areas will need to clearly demonstrate that the proposal respects the existing character of the area and would not harm the amenities of adjoining properties.

Where such development relates to a Protected Structure (or its curtilage/setting), or an Architectural Conservation Area, all proposals will be considered on a case by case basis and will have to clearly demonstrate that such development will not negatively impact on the character of the protected structure and/or architectural conservation area.

It is important that areas designated and developed as public open space be maintained as such, and therefore developments will not be permitted on designated areas of public open space that forms part of a site layout development permitted under a planning permission.

It is the objective of the Council:

Objective SH33

To encourage infill housing development on appropriate sites subject to compliance with the relevant development management standards in Chapter 16 Development Management Standards.

Objective SH34

To ensure that proposals for infill residential development enhance the character of the area, protect the amenities of adjoining properties, and where relevant, protect the setting of the original building on the site.

4.10 Existing Residential Developments

4.10.1 Extensions to Dwelling Houses

The construction of extensions to existing dwelling houses to meet changing family needs will generally be encouraged as a sustainable use of land. The design and layout of extensions should have regard to the amenities of adjoining properties, particularly in relation to sunlight, daylight and privacy. The development managements relating to house extensions are set out in Chapter 16.

4.10.2 Self-contained Residential Unit for Use by a Family Member

The Council will consider the provision of such a unit where a need is clearly established and where the proposal does not otherwise detract from the residential amenities of the area. The unit should be connected to the main dwelling house and be designed so that it can be incorporated into the main dwelling house when its use as a self-contained unit is no longer required. The Council may consider the provision of detached unit where the need for such a unit is demonstrated or appropriate having regard to the characteristics of the site. The development management standards relating to this type of development are set out in Chapter 16.

4.10.3 Sub-division of Existing Dwelling Houses

The sub-division of dwellings to provide an additional dwelling house will generally only be considered for exceptionally large houses on relatively extensive sites and in the town centre in certain circumstances and subject to compliance with the relevant development management standards set out in Chapter 16.

4.10.4 Backland Development

The development of backland sites in a coherent and well-designed manner will allow for the efficient use of serviced lands and can enhance visual amenities and vibrancy. The Council will generally facilitate appropriate well-designed developments on backland type sites, particularly when such developments bring into use derelict sites. Each case will be considered on its merits, having regard to the site's context and zoning, and the relevant development management set out in Chapter 16.

It is the objective of the Council:

Objective SH35

To facilitate the provision of a self contained residential unit for use by a family member in circumstances where the Planning Authority is satisfied that there is a valid case and where the proposal complies with the relevant development management standards in Chapter 16.

Objective SH36

To consider backland development on appropriate sites where the proposed development will be carried out in manner which will allow for the comprehensive redevelopment of backland so as to secure a co-ordinated scheme. Each planning application for backland development will be considered on its merit and will be subject to compliance with normal planning and environmental criteria and the relevant development management standards set out in Chapter 16.

Objective SH37

To consider the development of corner sites or wide side gardens for infill housing. Each planning application will be considered on its merit and will be subject to compliance with normal planning and environmental criteria and the relevant development management standards set out in Chapter 16.

No legal status - for information purposes only

Chapter 5: Economic Development

5.1 Introduction

Economic development is vital to maintain strong communities and towns within the county. This development plan is being prepared at a time of continuing economic uncertainty in Ireland, thus the preservation of existing jobs and the creation of new employment opportunities must be a key priority of the plan. The Council plays a critical facilitatory role in the promotion of economic development through the formulation of proactive objectives aligned within the principles of proper planning and sustainable development.

The level of unemployment in Enniscorthy is unsustainable. The priority for the Plan to 2020 is to create new employment opportunities. Where possible, existing employment has to be protected. The Council will prioritise resources to facilitate the expansion of the existing industries located in Enniscorthy. The Plan will facilitate additional zoning to encourage industrial development.

The Council's role in the development of economic activity within Enniscorthy is:

- Ensuring adequate land is zoned for industry and enterprise development;
- Providing the necessary infrastructure and/or facilitating its development;
- Using land acquisition powers to facilitate site assembly where feasible and necessary;
- Protection of built natural heritage;
- Management of development.

The role that local authorities will play over the coming years will be significantly enhanced. The government document titled A Guide to: Putting People First Action Programme for Effective Local Government (2012) will bring forward fundamental changes; which involve the establishment of new local enterprise offices (LEOs). These will be integrated with local authority business support units to create a one-stop-shop for business support, providing support to local enterprises. The new arrangement will provide a linkage between local government, the local development sector and economic development agencies which in the past was the responsibility

of the County Development Board. There will be closer alignment of local and community and development supports with local government.

Enniscorthy must seek to optimise its advantages, in terms of what differentiates the town from other centres in the county and the region. Such differences include land availability, necessary infrastructure, competitive land rents and access to existing and proposed motorway network; linking Dublin City and Rosslare Europort. This section contains strategies and objectives in relation to the economic development of Enniscorthy and its environs including objectives in relation to industry, offices and retailing.

5.2 Context

The South Eastern Regional Planning Guidelines (SERPG) identifies Enniscorthy as a Larger Town. The National Spatial Strategy is focused on a system of 'Gateway' cities supported by 'Hub' towns and in turn supported by 'Larger Towns'. The SERPG recognises Enniscorthy as an important urban centre; a good base for population and services which will attract investment and employment activities. Among the guideline's key objectives are to achieve critical mass in towns, broaden and strengthen the economic base and seek to achieve innovation and enterprise in indigenous and emerging industry sectors.

The Forfás (2011) report titled 'South East Region Employment Action Plan: A Spotlight on the South East' stated that there is a need to increase the contribution of employment and value-added output from exporting manufacturing and internationally trading services enterprises, to develop 'new' sectors in the region and to upgrade the skills base in general.

In April 2010 Wexford County Development Board produced a report titled 'Positioning Wexford for the Upturn - Towards Sustainable Growth and Development'. This report focuses on initiatives and actions that can be taken by people living and working in Wexford to achieve sustainable growth and development of the local economy. The report highlighted the following sectors as the 'Pillars of Growth' for Wexford:

- Tourism

- Financial Services
- Health Life Sciences, (a collective term used to describe the pharmaceutical, biotechnology and medical devices and diagnostics sectors).
- Food
- Sustainable Construction, (renewable energies and the retrofitting of buildings).

5.3 Economic Profile

The socio economic profile of the town has been discussed in greater detail in Chapter 2. The 2011 Census of Population has provided vital information on the residents of the town. The results showed that 4,966 of those aged over 15 were either at work, unemployed looking for first regular job or unemployed having lost or given up previous job. The number of people unemployed accounted for 31.7% (1,573) of those in the labour force. In Enniscorthy, the largest proportion of the workforce is employed in the wholesale and retail trade (19.6%) followed by manufacturing (14.5%), human health and social work (12.2%) and accommodation and food service (8.4%).

The Forfás (2011) report titled 'South East Region Employment Action Plan: A Spotlight on the South East' stated that the South East region has a higher concentration of those with low levels of educational attainment within both the labour force and the unemployed compared to the national average. The fall-off in opportunities in construction and traditional manufacturing has a significant impact on certain occupational groups, in crafts and production operatives.

The 2011 Census of Population posed a question with regards to commuting times to work, school or college. It is evident from the results that a significant proportion, that is, 19% of those residing within the town and environs area, have a travel time over half an hour. It can be concluded that these people are commuting outside the area and indeed in some instances outside the county; for school, college or work. The following table show the results.

Table 11: Commuting Times

Population aged 5 years and over by journey time to work, school or college	
Under 15 mins	2,583
1/4 hour - under 1/2 hour	1,521
1/2 hour - under 3/4 hour	652
3/4 hour - under 1 hour	106
1 hour - under 1 1/2 hours	146
1 1/2 hours and over	118
Not stated	277
Total	5,403

5.3.1 Employment Base

Many of the companies within Enniscorthy are located along the Old Dublin Road and at Bellefield/Milehouse located off the R702. Significant employers in the town include J. Donohue Ltd (Beverages Group), ClearStream (medical devices), Datapac (information technologies), EEW Ltd. (electrical wholesale), Enniscorthy Enterprise and Technology Centre, County Wexford Community Workshop (Enniscorthy) Ltd, Kilcannon Garden Centre and a number of the national/international convenience retailers. Other major employers outside the town boundary but providing direct employment to the town include; Reynaers Aluminium Systems Ltd. (architectural aluminum systems), Roadstone Quarry and Monart Destination Spa.

Entrepreneurship is thriving in the Enniscorthy Enterprise and Technology Centre which is home to a mix of start up businesses such as Chevron Training, Taoglas (an antenna provider which was short listed for the Small Firms Association's National Small Business Awards 2010), Sonru (a multi-award winning leader in the field of video interviews and video screening) and CPD College (online training courses for professionals).

Examining the 'Pillars of Growth' as detailed in Section 5.2, the town is already showing some strength in the Health Life Sciences with ClearStream operating within the town. Also, the food sector is represented by the beverage group J. Donohue Ltd. along with the Enniscorthy Farmer's Market. The town's historic tourism product is another sector that can be harnessed, which is discussed in

greater detail in the following chapter on Tourism. This Plan has zoned land and put in place zoning objectives to facilitate the development and ensure the requirements of these companies are met through the period of the Plan.

5.4 Economic Development Strategy

The Enniscorthy Economic Development Strategy aligns new economic and employment development with the role and function of Enniscorthy as determined by the objectives set out in the National Spatial Strategy and the Regional Planning Guidelines and taking cognisance of the 'Pillars for Growth'. The strategy is supported by the objectives in this and other chapters in the Plan, in particular, the transport, infrastructure, energy, tourism and education chapters. It is focused on developing the strengths and opportunities offered by Enniscorthy's location, the proposed transport links and availability of infrastructure.

The key elements in promoting a sustainable economic development strategy involve the following:

- Building on the existing industrial resource base in a sustainable fashion;
- Building on existing strategic infrastructure;
- Encouraging best environmental practice in existing industries including the promotion of the following:
 - Use of cleaner technologies
 - Operation of the Polluter Pays Principle
 - Reduction of energy consumption
 - Prevention of, or reduction in, the production of waste
 - Increase in recycling and reuse;
- Supporting businesses which utilise the natural resource base in a sustainable fashion, including, food and agribusiness, arts and crafts, and sustainable tourism;
- Reducing private transport, through the support of mixed use zones, home based activity and the linking of industrial locations with the overall transport network;
- Nurturing innovation and the development of indigenous manufacturing and services;

- Attracting high technology industries with low environmental impact to locate in the town, through ensuring that there is suitable zoned land and an adequate skills base;
- Establishing open communications between the Local Authority and key stakeholders;
- The development of 'new' sectors and different business formats;
- A high quality built environment which contributes to a quality of life for employees and residents;
- Promoting valued added production in Enniscorthy and the development in the areas outlined above as 'pillars of growth'

The development sectors identified in the strategy are expanded upon in the following sections and where relevant, reinforced by other chapters and objectives in the Plan.

It is an objective of the Council:

Objective ED01

To ensure that sufficient and appropriately located lands are zoned for enterprise and employment related development uses and to protect such land from inappropriate development that would undermine future economic activity or the sustainable development of such areas.

Objective ED02

To recognise the different business needs of employers in terms of their site sizes, their requirement for high profile sites, the nature of their activity and their compatibility with adjacent areas. To identify the specific needs of growth industries and to seek to address specific infrastructural or land use requirements.

Objective ED03

To ensure the provision of necessary infrastructure such as roads, sanitary services, housing, telecommunications, energy supply, transport, waste management, community services and amenities on a planned and phased basis in advance of

new development where feasible, along with the clearance of derelict land to facilitate new enterprises and existing enterprises wishing to expand subject to compliance with national and international legislation on habitats and water quality.

Objective ED04

To promote the town of Enniscorthy with potential investors by highlighting the town's strengths and facilities that are available.

Objective ED05

To support and encourage links to education and educational facilities in order to improve access to education, training and skills development and to encourage linkages between educational facilities and industries and economic uses to ensure that skills fostered will match the needs of such business.

Objective ED06

To encourage and support research development and innovation in collaboration with educational institutions and development agencies.

Objective ED07

To facilitate the provision, in conjunction with other agencies, of enterprise centres and training infrastructure.

Objective ED08

To support the provision of an accessible and free WiFi zone in the town centre.

Objective ED09

To facilitate and participate in the provision of an adequate and efficient transportation system within the town.

Objective ED10

To ensure the development of buildings and land for enterprise and employment related uses are of a high standard in terms of their design, layout, siting and the associated signage and infrastructure. Established building lines and boundary treatments should be respected where appropriate and where no apparent building

line exists the applicant should discuss the appropriate location for the building with the planning authority.

Objective ED11

To develop the public realm and amenities of Enniscorthy, and to facilitate the provision of adequate and attractive housing so that the quality of life of employees and residents will act as a selling point for investors in the town.

Objective ED12

To promote improvements in the telecommunications infrastructure and broadband facilities in order to attract and facilitate enterprise and employment related uses in the town.

5.5 Locations for Economic Development

There are many commercial land uses that are not amenable to a town centre location, due to their size, nature of the activity or road network requirements. These businesses are therefore better sited elsewhere. The Council have taken cognisance of the requirements of the different types of enterprise and have zoned land for different economic development uses within the town and its environs. The areas have been carefully selected to ensure the proposed objectives of the land uses are compatible with the wider area and that the necessary land is provided for enterprise to grow and develop. The Council has also ensured that in selecting the land to zone, there is an adequate choice in site sizes and types to meet the needs of a diverse set of end users. Some of these areas may benefit from the proposed fibre broadband proposed for Enniscorthy due to commence/ be operational in December 2013, which will facilitate improved broadband speed.

The town's Economic Spatial Strategy is comprised of five main areas:

District 1: Town Centre

The town centre is recognised as the primary place to do business. It can accommodate commercial activity alongside residential uses. Its vitality and viability

will be protected at all times. Commercial development in the town centre will help maintain the vitality of the town centre and thereby increase foot-fall for retailers.

District 2: The Old Dublin Road

This area of land has been zoned predominantly for general industry, with a portion zoned for commercial use. Transition zones have been created to act as a buffer between existing residential and general industrial uses. There has been a small expansion of zoned land to the east since the previous plan. The General Industry zoning will provide for the needs of industry and transport users and it is envisaged that factories, manufacturing premises, ancillary warehouse, hauliers and logistics will be located on these lands. The Commercial zoned lands will also provide for a range of industry, enterprise and employment uses. The land use zoning objectives and zoning matrix contained in Chapter 15 provides further guidance on the types of uses that will be considered in this district.

District 3: Lands Northwest of the Blackstoops Roundabout

Given the constraints on the land to the east of the N11 roadway, it was necessary to zone land on the western side of the N11. This zoning will cater for general industrial uses.

District 4: Lands South-West of Quarrypark

A portion of land to the south-west of Quarrypark is zoned for a retail and leisure park. The retail component would be for bulky retail goods. Whilst, it is acknowledged that bulky goods stores can and are accommodated in the town centre, this zoning provides the option of constructing larger floorplates, not constrained by the built environment within the town centre. It is envisaged in terms of leisure, a children's playbarn, bowling alley or an indoor adventure centre would be acceptable uses.

5.6 Categories of Economic Development

5.6.1 Industry, Manufacturing, Research, Technology and Innovation

Industry and enterprise as sectors are crucial as drivers of economic growth. It is the fundamental objective of the Plan to protect existing commercial and industrial

development and to provide opportunities for new enterprise and employment related uses. The promotion of economic activity within the town can only be undertaken if there is sufficient land ready to accommodate it. Industrial economic activity is predominantly located along the Old Dublin Road. There is approximately 89ha of green field land for commercial/industrial enterprises zoned at this location. The plan aims to provide for sufficient land in the vicinity of the existing industrial area to accommodate the consolidation of existing industry and the development of new general and light industry during the plan period. Land has also been zoned land on the west of the N11 for general industrial uses. Both these areas will benefit from the proposed N11/M11 Enniscorthy bypass, which will provide locational advantages and ease of access to a motorway network.

The type of industry which offer long-term prospects of generating future revenues and jobs are considered to be in new technologies, such as green technologies and other high added value and knowledge based areas such as medical devices, biotechnology, pharmaceuticals, information and community technology (ICT) and strengthened research and development (R&D) fields.

It is the objective of the Council:

Objective ED13

To work with state agencies to attract new industries to Enniscorthy and facilitate the expansion of existing industries in Enniscorthy.

Objective ED14

To promote the development of knowledge based enterprises in the town by ensuring suitable sites are available to facilitate the carrying out of research and development/innovation.

Objective ED15

To promote the development of incubator units for start up entrepreneurs which provide support and shared facilities in a nurturing environment.

Objective ED16

To seek to ensure that the impacts of any industry on adjoining uses and the environment are minimised.

Objective ED17

To work in conjunction with the occupiers of companies along the Old Dublin Road to carry out environmental improvements including the rationalisation of the existing signage, in order to enhance the visual attractiveness of the area.

5.6.2 Offices and Professional Services

Office uses form an important part of a town's economy. Offices come in a range of formats which have varying site and location requirements, such as offices providing financial, professional or other services dealing principally to visiting members of the public, office-based enterprises providing services and products in an office-based environment can require large floorplates and quantities of operational parking, and start-up offices which may require shared facilities. The Council will support office developments in accordance with the zoning matrix.

It is the objective of the Council:

Objective ED18

To encourage and facilitate the provision of office development within the town centre including in existing derelict buildings, brownfield sites and under-utilised sites and buildings where such services would not detract from the primary retail area and having regard to the objectives in relation to primary and secondary retail streets contained in Appendix 1 Retail Strategy. Those with requirements for large floorplates may be accommodated on appropriate zoned land elsewhere.

5.6.3 Food and Food Processing Industry

The Wexford County Development Board's document Positioning Wexford for the Upturn – Towards Sustainable Growth and Development (2010) highlighted 'Food' as being a pillar for growth which should be capitalised on. Enniscorthy has a long tradition with the food industry; historically the economy of the town was largely based on the processing of agricultural produce. Today, food entrepreneurship can

be witnessed and experienced at Enniscorthy's County Wexford Farmers Markets which is held every Saturday in Abbey Square, where local up-and-coming food entrepreneurs showcase and sell their quality food products.

The Council recognises the importance that food production and processing can have on the economy of Enniscorthy. It is envisaged that land zoned for commercial use could be used for the development of food companies or for food incubation units; providing space where start-up companies can become established small food companies. Large, industrial processing plants would be facilitated on land zoned for general industrial uses.

It is the objective of the Council:

Objective ED19

To promote and encourage the continued development of food production and processing within the town.

Objective ED20

To promote and facilitate the development of food incubator units for start up food producers.

5.6.4 Homeworking

People are increasingly working from home, either through e-working or through setting up a home-based economic activities. E-working can be defined as any business function that is conducted away from the office using modern communications and information technologies. It can be carried out 100% of the time or a number of days a week and is carried out by a person in isolation. Home-based economic activities are small scale commercial and professional activities carried out by residents of a house and which are subordinate or ancillary to the use of the dwelling as a place of residence. The popularity of working from home has increased due to advances in technology and the reductions it provides in commuting costs. The economic benefits associated with the location of 'start-up businesses' within the home throughout the county is also recognised.

Enniscorthy's residents will benefit from Eircom's fibre network rollout in 2013 which will provide fibre powered broadband which will improve connection speeds throughout many of the residential areas in the town, which will in turn facilitate improved connections and greater flexibility to work from home.

The assessment of planning applications for home-based economic activity, where permission is required, is discussed in greater detail in the development management section in Chapter 16.

It is an objective of the Council:

Objective ED21

To facilitate new development and/ or the conversion of part of a dwelling to an appropriate home-based economic activity, where the dwelling remains as the main residence of the practitioner and the economic use is ancillary to the residential use.

5.6.5 Tourism

The town has a very strong tourism resource based primarily on the natural, built and cultural environment of the town. The town attracts many visitors interested in history; visiting Enniscorthy Castle, Vinegar Hill and the National 1798 Rebellion Centre. Tourism plays an important role in the economy of an area as it generates economic diversification; and income derived from tourist activity is distributed across a wide range of economic sectors. The Council recognise the existing role tourism plays in the town and its potential for further development. Tourism is discussed in greater detail in Chapter 6.

It is the objective of the Council:

Objective ED22

To develop and maximise the tourism potential of Enniscorthy by facilitating the expansion of existing and the provision of new sustainable tourism products, facilities and infrastructure and by protecting and improving the existing heritage and natural assets of the town.

5.6.6 Retail

The retail sector is important for the residents of Enniscorthy, for visitors and businesses. It also creates demand for local suppliers and provides local employment. Contained in Appendix 1 of this Plan is the Enniscorthy Town and Environs Retail Strategy 2012 prepared in line with the Retail Planning Guidelines for Planning Authorities produced by the Department of Environment, Community and Local Government 2012. The Strategy sets out the retail hierarchy for the town, the need for additional retail floorspace, objectives and guidance on the location of retail developments.

No legal status - for information purposes only

Chapter 6: Tourism

6.1 Introduction

Enniscorthy is an attractive town enhanced by its natural and man-made environment including the historic Enniscorthy Castle and the River Slaney and associated tourism attractions such as heritage walks within its historic core and angling. Tourism plays an important role in the economy of an area as it generates economic diversification; and income derived from tourist activity is distributed across a wide range of economic sectors. Fáilte Ireland found that in 2011 revenue generated by overseas visitors to Wexford accounted for €40 million. According to the 2011 Census of Population 8.4% of Enniscorthy's resident labour force were employed in 'accommodation and food service' activities, compared to the national average of 4.6%. This category includes hotels, restaurants, bars, canteens and catering, and represents direct employment in the tourism and hospitality industry. Tourism also plays a social role within the town and there is potential to significantly increase the number of visitors to the town. Enniscorthy town is well placed to maximise on its tourism potential and the Council will seek to protect, improve and further develop the tourism product in the town and its environs.

6.2 Tourism Policy

Tourism is advocated at both national and local level as an economic opportunity for growth. The government's document titled Ireland-The Smart Economy: Investing for Growth and Jobs - Infrastructure Investment Priorities 2010-2016 states that in order to support enterprise €190 million will be invested into tourism related infrastructure to promote Ireland as a high quality tourist destination. The strategic objective of this programme is to achieve further growth and promote regional development in this important sector that attracts foreign revenue and is labour intensive. This will be focused on completing the upgrading of major tourist attractions, developing a small number of key iconic attractions, improving infrastructure for recreational cycling, walking, water based activities and heritage attractions. In tandem with this focus will be the strategy to promote accessible tourism, affording the opportunity to grow Irish

tourism to include access for all people addressing the needs of tourists from a diversity of backgrounds.

The National Spatial Strategy (NSS) recognises Wexford's culture and built heritage as being key assets in the south-east region. The Regional Planning Guidelines for the South-East Region (SERPGs) recognise that the potential exists within towns for urban heritage tourism and for the 'city-break' market.

The Wexford County Development Board's document Positioning Wexford for the Upturn – Towards Sustainable Growth and Development (2010) highlights tourism as one of the five pillars for growth where Wexford has the greatest potential to grow sustainable jobs. It identifies eco-tourism (a move to cleaner, greener and more ethical tourism with an emphasis on environmental sustainability) and experiential tourism (a desire for authentic experiences for culture seekers) as potential future growth areas. The Board's 2009 document Action for Change also advocates maximising the tourism 'brand' identity of Wexford as a 'Natural Heritage and Culture Destination'. Enniscorthy with its wealth of natural and built heritage is perfectly placed to capitalise on this type of brand marketing.

6.3 The Enniscorthy Tourism Product

Enniscorthy's tourism product is primarily focused on the natural, built and cultural environment of the town. The town attracts many visitors interested in history; such as Enniscorthy Castle, Vinegar Hill and the National 1798 Rebellion Centre. Fáilte Ireland's Visitor Attitude Survey 2010 discovered that historic houses and castles, monuments and historic sites, gardens, heritage/interpretative centres, museums and art galleries are Ireland's most frequently visited attractions with 62% of respondents having visited such attractions. Therefore Enniscorthy's historic attractions offer a unique opportunity to attract overseas and domestic visitors. The town's central location within the county is another aspect of the town to be capitalised on. Enniscorthy is accessible by the main arterial routes within the county such as the N11, the N30 and the N80 and is serviced by the Rosslare to Dublin rail service along with a number of bus operators, making the town easily accessible for tourists visiting the town. Enniscorthy also has a mix of retail outlets, two hotels and

leisure centres, restaurants and cafés, all conveniently located within the town centre to service and benefit from tourist numbers. The town also has a range of tourist attractions which can be capitalised on to develop a strong, year-round, high quality, sustainable tourism industry, such as greyhound racing and pitch and putt.

6.3.1 Enniscorthy Castle

The award winning and accessible Enniscorthy Castle, in the heart of the town, was built in the 13th century, and has been ‘home’ to Norman knights, English armies, Irish rebels and prisoners, and local merchant families for over eight centuries. The dungeon is home to the rare medieval wall art –The Swordsman, and the battlements give visitors unparalleled views of Vinegar Hill Battlefield, Enniscorthy town, and the flora and fauna of the river and surrounding countryside.

In collaboration with local hotels, businesses, and festivals in the town, the Castle hosts a number of events, launches and receptions throughout the year. These include events for Strawberry and Street Rhythm Festivals and Civil receptions and partnerships. The castle also hosts temporary exhibitions, and in December 2012, hosted the prestigious National Art Exhibition “Elements”. Since opening in 2011, the Castle has welcomed over 45,000 visitors through its doors, and strives to maintain this momentum, by increasing its visitor numbers year-on-year.

6.3.2 Vinegar Hill

The most famous site of the 1798 Rebellion, its current peace, serenity and spectacular views belie its background as one of the bloodiest battlefields in Irish history. 20,000 men, women and children faced 10,000 members of the Crown forces in a battle that lasted only four hours, but left 1,500 dead and a county distraught. The Feasibility Study ‘Interpreting a Battlefield’, has outlined the vision for re-developing Vinegar Hill Battlefield and it is intended that this work would create a world-class site that would encourage visitors to the battlefield and its Interpretative Centre the National 1798 Rebellion Centre.

6.3.3 The National 1798 Rebellion Centre

The National 1798 Rebellion Centre, as the interpretive Centre for Vinegar Hill Battlefield, is an integral part of any tourist visit to Enniscorthy. The substantial re-development of the Centre, completed and re-launched in May 2013, saw the upgrading and enhancement of the existing displays and design, with the creation and installation of:

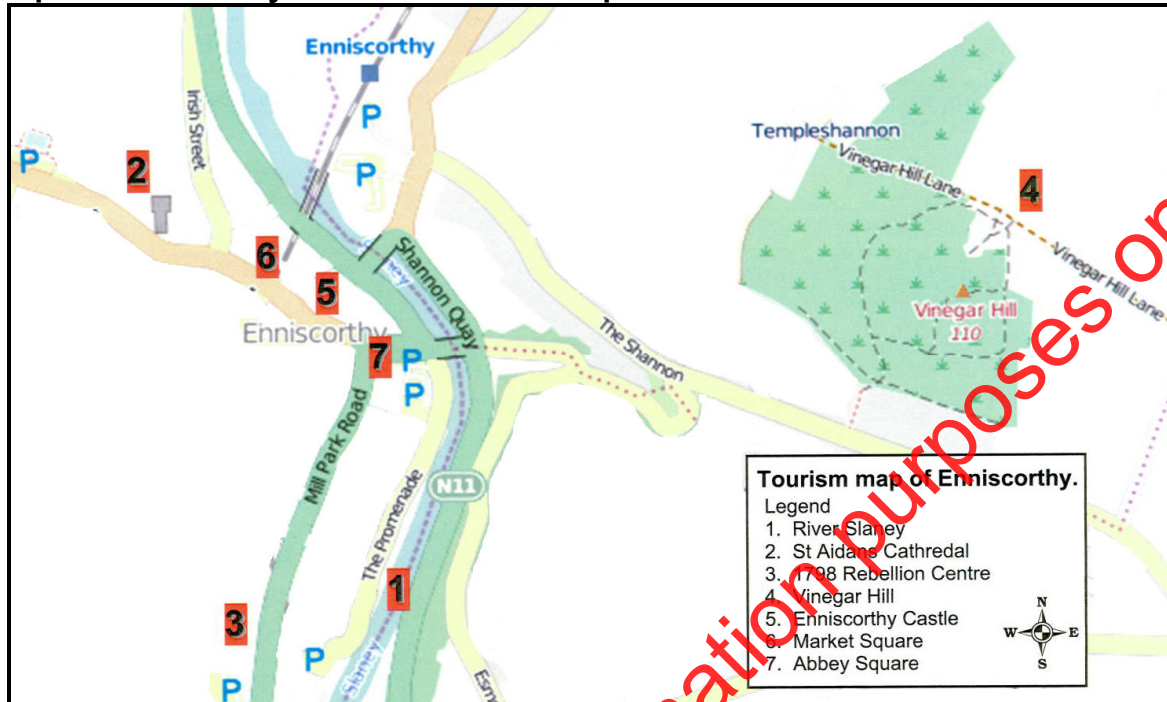
- Rebel and Crown Forces 'command centres' and blacksmith's forge
- 'Longest Day' 360o Audio Visual experience and 'Needham's gap'
- 'Legacy of 1798' room
- 'Dress-up' area for children and adults
- Setting Vinegar Hill in context – including landscape model
- Banners / replica uniforms in 'Heather Blazing' Restaurant

The attraction has positioned itself to ensure the visitor offering is fresh, innovative, cutting-edge, and in a position to continue to attract locals and visitors in a landscape of varied and diverse tourist attractions within the county and region. The physical environment of the centre, having undergone universal design access works, ensures ease of access for all visitors.

6.3.4 Enniscorthy Town Heritage Walk and the River Promenade Walk

Walking tourism is gaining huge popularity in Ireland and beyond. Enniscorthy has an audio town heritage walk which takes in a number of sites around the town such as the Duffry Gate, St Aidan's Cathedral, the Market House/Market Square, the Athenaeum, St Mary's Church, Enniscorthy Castle, Enniscorthy Bridge, Vinegar Hill, Seamus Rafter Memorial, Post Office from 1903, the Methodist and Presbyterian Church and the National 1798 Rebellion Centre. The Country Walk is located along the promenade of the River Slaney and is 6km round trip bringing walkers to the point where the River Boro joins the River Slaney. There is also potential to develop a cycle path along the Country Walk.

Map 4: Enniscorthy Historic Tourism Map



6.3.5 The River Slaney

The River Slaney has the potential to play a more important role in the town's tourism product given its recreational, aesthetic and ecological value. The NSS highlights inland water circuits as having potential for strategic tourism opportunities. The SERPGs also recognise that the development of waterways has amenity and recreation potential for tourism. Enniscorthy's location on the banks of the River Slaney offers a unique opportunity to capitalise on this natural resource. As previously discussed there is a picturesque walk along the riverside and angling is also popular along the town's stretch of river. Fáilte Ireland's 2012 research document titled 'Activity Product Usage among Overseas Visitors in 2011' found that 113,000 overseas visitors engaged in angling while in Ireland in 2011. Opportunities exist to further exploit this resource and to develop a range of leisure activities such as cycle routes along with water based activities such as kayaking or canoeing. The River Slaney is a cSAC and a pNHA and adjacent to the south of the plan area is designated the Wexford Harbour and Slobbs SPA. Therefore, it is essential to protect the quality of the river while expanding the potential for an enhanced tourism product by sensitively locating development which does not have adverse impacts on the environment, habitats and species or visual amenity.

6.3.6 Food Tourism and Enniscorthy Farmer's Market

Fáilte Ireland's National Food Tourism Implementation Framework 2011-2013 places strong emphasis on expanding the range and scope of value-driven food-related experiences for visitors. One of the principles of this document is to promote locally produced Irish food which is reflective of Ireland's image as a natural, unspoilt destination. There are a number of factors important to the customer in terms of food tourism such as; availability, a variety of food experiences, food and service quality, value for money and the experience offered at food-related events/activities.

Enniscorthy has a number of restaurants and cafés throughout the town with a range of cuisine; including, Thai, Italian, Portuguese, Indian along with many cafés and restaurants serving more typical Irish fare. County Wexford Farmers Markets operate every Saturday from Abbey Square in the town and is hugely popular with a large number of producers operating stalls on a weekly basis. The farmers market is a tourist attraction in its own right and adds vibrancy to the town which encourages visitors to linger and thus boost retail spend. It may be advantageous to move the market to the town centre for certain occasions in order to promote the market and maximise its potential.

Enniscorthy is also host to the All-Ireland Farmer's Market which will be going into its sixth year in 2013 and which forms part of the County Wexford Strawberry Festival,

6.3.7 Festivals

Events and festivals are an economic asset, which can be used to cultivate niche tourist attractions in their own right. They also have a knock-on affect to the wider tourism offer in the town such as accommodation, restaurants and public houses.

Enniscorthy has a number of popular annual festivals gaining huge popularity such as the Enniscorthy Strawberry Fair; incorporating music, theatre, street entertainment, markets and running events, the Enniscorthy Street Rhythms Dance Festival and the Blackstairs Blues Festival.

6.3.8 Tourist Accommodation

Tourist accommodation is essential for maintaining visitors within the town centre and thereby keeping available expenditure. The provision of a range of

accommodation types is essential to attract a diverse range of visitors; such as hotels, bed & breakfasts, hostels, camping/glamping, touring sites and caravan parks. It is important that all forms of accommodation are assessed against their impact on neighbouring residential amenity and are not visually intrusive when concentrated in one area.

6.4 Tourism Objectives

The Council recognises the important role that tourism currently plays and the future role it can play in the economy of Enniscorthy. It is vital to protect the attributes of Enniscorthy which have contributed to the growth in tourism as unmanaged tourism or development generally can erode the quality of the tourism product and the environmental quality. This approach provides a high quality product, based on, and in harmony with, a high quality built and natural environment while at the same time maximising the economic benefits accruing to the town.

It is an objective of the Council:

Objective TM01

To protect and enhance those natural, built and cultural features that form the basis of the town's tourism industry, including local scenic landscapes, protected views, areas of important wildlife interest and, historic buildings and structures.

Objective TM02

To work with Fáilte Ireland, Visit Wexford, the Arts Council and other relevant bodies including National Parks and Wildlife Service to promote and maximise the tourism potential of Enniscorthy, while ensuring the protection of the natural, cultural and built heritage of the area.

Objective TM03

To develop and maximise the tourism potential of Enniscorthy by facilitating the expansion of existing and the provision of new diversified sustainable tourism products, facilities and infrastructure. To be proactive in the provision of the necessary improvement works required to enhance and improve the existing tourism

product and their associated facilities subject to compliance with national and international legislation on habitats and water quality.

Objective TM04

To improve the visual appearance of Enniscorthy town and environs, to protect its inherent character and maximise its tourism potential by the continuance of environmental schemes, design control and the elimination of dereliction.

Objective TM05

To market the town of Enniscorthy as a heritage town steeped in history.

Objective TM06

To safeguard the cultural and historic heritage of Enniscorthy and facilitate the expansion and development of appropriate facilities suitably located adjacent to points of interest.

Objective TM07

To support the expansion of a diversified range of tourist accommodation including developments to cater for tour and conference groups within the town and touring sites for campervans at appropriate locations in the town.

Objective TM08

To support and facilitate the development of tourism related infrastructure associated with the River Slaney subject to compliance with Articles 6 and Article 10 of the Habitats Directive.

Objective TM09

To protect the views and vistas from waterways from inappropriate development which would detract from the amenity of the waterways, except in circumstances where there is a reason of justifiable public interest

Objective TM10

To encourage and facilitate the development of 'Craft and Design' shops.

Objective TM11

To support and promote the existing festivals and cultural events which take place in Enniscorthy and to facilitate the establishment of new events where viable.

Objective TM12

To encourage the provision of indoor and activity based tourism facilities and events which extend the tourism season.

Objective TM13

To promote and encourage accessible tourism by applying universal design principles, where practicable, to any works or activities.

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Chapter 7: Transportation

7.1 Introduction

Transportation, it is not just travel by roads but rather the movement of people and goods by any mode, be it vehicular, train, bus, cycle or by foot. While the overarching rationale for the production of a development plan is to guide land-use, the integration of good land use planning with transportation is fundamental to efficient and sustainable planning. For instance, a combination of urban design, land use patterns and transportation systems that promote walking and cycling will help create active, healthier and more livable communities. Balancing the transportation needs for all users also brings conflict, such as between the environmental improvements necessary for the creation of an attractive environment for shoppers against the servicing arrangements required for retailers. The Design Manual for Urban Roads and Streets (2013) advocates assigning higher priority to pedestrian and cycling without unduly compromising vehicular movement.

The Planning and Development Act 2010 introduced a new mandatory objective for development plans concerning transportation. A development plan shall include an objective for the promotion of sustainable settlement and transportation strategies in urban and rural areas including the promotion of measures to— (i) reduce energy demand in response to the likelihood of increases in energy and other costs due to long-term decline in non-renewable resources, (ii) reduce anthropogenic greenhouse gas emissions, and (iii) address the necessity of adaptation to climate change; in particular, having regard to location, layout and design of new development.

The overall transport network of Enniscorthy will be transformed on completion of the proposed M11 extension from the Gorey bypass to the townland of Scurlockbush, south of Enniscorthy, removing this arterial route from the town centre.

7.2 Policy Context

7.2.1 Smarter Travel – A Sustainable Transport Future: A New Transport Policy for Ireland 2009-2020 (Department of Transport)

The aim of the Smarter Travel document is that by 2020:

- Future population and economic growth will have to take place predominantly in sustainable, compact urban and rural areas which discourage dispersed development and long commuting;
- Work-related commuting by car will be reduced;
- Car drivers will be accommodated on other modes such as walking, cycling, public transport and car sharing or through other measures such as e-working;
- The total kilometres travelled by the car fleet in 2020 will not increase significantly from current total car kilometres;
- The road freight sector will become more energy efficient, with a subsequent reduction in emissions;
- Transport will make a meaningful contribution to Ireland's commitment under the proposed EU effort-sharing arrangement in relation to climate change and real reductions on current levels of emissions will be achieved.

7.2.2 The National Climate Change Strategy 2007-2012

The National Climate Change Strategy sets out the measures required to enable Ireland to meet its share of the EU's commitments under the Kyoto Protocol. It recommends a broad mix of measures aimed at achieving a modal shift to public transport, walking and cycling, as well as increased efficiency in both personal and freight transport.

7.2.3 National Climate Change Adaptation Framework: Building Resilience to Climate Change (2012)

The aim of this framework (prepared by the Department of Environment, Community and Local Government) is to ensure that an effective role is played by all stakeholders in putting in place an active and enduring adaptation policy regime. Contained in the document is a brief overview of the challenges in the context of climate change impacts and vulnerabilities for the transportation sector, such as;

- Significant potential for impacts on transport infrastructure, especially from storms and flooding;
- Dangerous road conditions;
- Infrastructure in coastal areas could be severely threatened e.g. rail network could be vulnerable.

7.2.4 Smarter Travel - National Cycle Policy Framework 2009-2020

The Framework supports the following actions:

- Develop a cycle culture in Ireland so that by 2020, 10% of journeys will be by bicycle;
- Introduction of cycle-friendly routes to schools and for commuters, leisure cyclists and visitors;
- Investment in new, safe cycle parking facilities in towns and cities around the country;
- Introduction of a new approach to the design of urban roads to better recognise the needs of cyclists and pedestrians;
- Retrofitting major road junctions and roadways in key cities and towns to make them cycle friendly.

7.2.5 National Cycle Manual (National Transport Authority 2011)

This document offers guidance on integrating the bike into the design of urban areas. Its objective is to plan for and encourage more people to choose and use a bicycle.

7.2.6 Design Manual for Urban Roads and Streets

(Department of Transport, Tourism and Sport and Department of Environment, Community and Local Government)

Published in March 2013, this Manual consolidates and expands upon recent Government guidelines for planning authorities on residential development and Smarter Travel with detailed advice and standards on road/street design, improvement and management in urban areas such as Enniscorthy. The Manual:

- Establishes the principle that the needs of pedestrians, cyclists and public transport users should be prioritised in the public transport network;

- Seeks to ensure that the roads/streets are designed and managed in a way which creates a better sense of place;
- Promotes permeable and legible street networks;
- Sets out that; a plan-led approach should be used to apply the principles of the Manual; applications for development should detail compliance with the Manual; Planning Authorities should form multi-disciplinary teams to assess development proposals.

7.2.7 Spatial Planning and National Roads-Guidelines for Planning Authorities

These Guidelines published in 2012 set out planning policy considerations relating to development affecting national roads including motorways, national primary and national secondary roads. In summary, the guidelines require that planning authorities:

- Have due regard to the protection of investment in and the strategic function of national roads;
- Protect alignments for future national roads projects;
- Restrict the numbers of new access points to national roads, subject to a very limited number of exceptions;
- Restrict proposals which unduly intensify use of existing access points and junctions, particularly on stretches of national road outside of the 50kmh and 60kmh speed limit zones;
- Co-operate with the NRA regarding the management of national roads.

7.3 General Transportation Objectives

Having regard to the policy context discussed above it is the overarching goal of this chapter to develop a safer, more efficient and integrated transport system for Enniscorthy. The chapter aims to make improvements to the road network along with other forms of the transport network including public transport, cycle ways and to create a pedestrian friendly environment which will ensure an integrated approach to the land use settlement strategy and the transportation strategy. The objectives within this chapter support this goal.

It is an objective of the Council:

Objective T01

To support sustainable transport principles as outlined in Smarter Travel – A Sustainable Transport Future: A New Transport Policy for Ireland 2009-2020.

Objective T02

To integrate land use policies and transportation in a manner which reduces reliance on car based travel and promotes more sustainable transport choices.

Objective T03

To participate and implement any Transport Plan for the county or region.

Objective T04

To guide development to ensure that it is positioned in a location which minimises the need to travel and co-ordinates particular land uses with their accessibility requirements.

Objective T05

To prepare a Traffic Management Plan for the town and support and implement, where appropriate and subject to resources and funding being available, the recommendations incorporated into the plan.

Objective T06

To ensure that all proposed plans or projects relating to transportation (including walking, cycling, rail, bus, ports and roads) and any associated improvement works, individually or in combination with other plans or projects, are subject to Appropriate Assessment Screening to ensure there are no likely significant effects on the integrity (defined by the structure and function) of any Natura 2000 site(s) and that the requirements of Articles 6(3) and 6(4) of the EU Habitats Directive are fully satisfied. Where the plan or project is likely to have a significant effect on a Natura 2000 site, or there is uncertainty with regard to effects, it shall be subject to Appropriate Assessment. The plan or project will proceed only after it has been ascertained that it will not adversely affect the integrity of the site or where in

the absence of alternative solutions, the project is deemed imperative for reasons of overriding public interest, all in accordance with the provisions of Articles 6(3) and 6(4) of the EU Habitats Directive.

7.4 Walking and Cycling – Active Transport

The importance of the provision of walking and cycling infrastructure for transportation is twofold. Firstly, it will reduce greenhouse gas emissions, noise and pollution. Secondly walking and cycling help to achieve a healthy population. The term ‘obesogenic environment’ was coined by the World Health Organisation in 1998 and is used to describe the environment that people live including its urban form which discourages active lifestyles⁸. The Council will endeavour to encourage walking and cycling through the provision of the necessary infrastructure and also provide a mix of land-uses which generate short trip distances to combat sedentary transport patterns which contribute to an obesogenic environment. Census of Population 2011 revealed that 25% of the town’s population travel by foot and 0.3% travel by bicycle to work, school or college. The South East Regional Planning Guidelines 2010-2022 recommend that distances less than 7km should ideally be carried out on foot or by bicycle and the National Cycle Policy Framework states that by 2020, 10% of journeys should be by bicycle.

The Council has carried a number of projects to enhance walking infrastructure. Completed works include the footpath refurbishment of Church Street. This project involved the removal of the footpaths on both sides and the installation of one footpath along with new lighting, road surfacing and traffic calming. Other completed works include the refreshment of pavements on Slaney Street and the footpath enhancement and widening on both Court Street and Irish Street. Works are also ongoing to improve accessibility throughout the town, along with a proposed footpath from Aldi to Cherryorchard Heights and public lighting along the roadways at The Moyne and Milehouse. In Templeshannon some footpath replacement and

⁸ HSE (2008) *HSE Framework for Action on Obesity, 2008-2012*.

undergrounding of services in the area around Treacy's Hotel is proposed. A public realm plan titled Enniscorthy 1500+ details possible enhancements and improvements of different parts of the town centre area, such as the pedestrianisation of Rafter Street (which has been implemented) the refreshment of pavements on Slaney Street, making Spout Lane a visually clear pedestrian route and widening of the pavements on Shannon Quay.

It is an objective of the Council:

Objective T07

To encourage walking and cycling by all sections of the community through:

- Promoting walking and cycling as sustainable transport modes and healthy recreation activities;
- Maximising pedestrian and cycle movements between residential areas, town centre, schools, commercial and industrial areas.
- Promoting cycling and pedestrian friendly development layouts, provide facilities at public transport nodes, plan for and make provision for the integration of cyclist and pedestrian needs when considering new development proposals;
- Ensuring that cycling and walking facilities are integral to the provision of vehicular traffic facilities;
- Requiring the provision of drop kerbs at all junctions and central island refuges to facilitate ease of access for elderly and mobility restricted people;
- Requiring that proposed developments are sited and designed in a manner which facilitates and encourages safe walking and cycling;
- Supporting the installation of infrastructure measures (for example new/wider pavements, road crossings and cycle parking facilities), retrofitted if necessary, which facilitates and encourages safe walking and cycling;
- Ensuring that the needs of walkers and cyclists are given full consideration in proposals to maintain and upgrade public roads, in undertaking traffic calming and proposals to maintain or change local speed limits.

Objective T08

To prepare a walking and cycling audit and strategy; which shall examine the existing street network within the town and establish where and how enhancements for pedestrians and cyclists can be made. In particular the Council will seek to enhance pedestrian linkages and create dedicated cycle lanes from existing and proposed residential areas to the town centre, neighbourhood shopping areas, educational and recreational facilities along with employment areas.

Objective T09

To encourage the provision of secure bicycle parking facilities in the town centre, at public facilities such as schools, libraries, train station and in all new developments in accordance with the standards set out in the development management standards contained in Chapter 16 of this Plan.

Objective T10

To secure the provision in tandem with new developments, or provide subject to available resources, new public lighting and footpaths at the locations detailed on Map 12.

Objective T11

To promote the provision of shared surface streets within residential areas.

7.5 Public Transport

Enniscomry Town enjoys good levels of accessibility by public transport, including rail, bus and taxi/hackney. The town's central location within the county allows the town to benefit from many of the public transport links traversing Wexford. Public transport and its development are vital in order to reduce the distances travelled by private vehicles. It is also important that public transport infrastructure develops in tandem with existing and future populations. Therefore the Plan will endeavour to put in place the necessary policy framework to encourage and facilitate the improvement of public transport.

7.5.1 Bus Services

There are a number of bus companies operating within the town. Bus Éireann provide a frequent service from Templeshannon Quay in the town centre to Dublin, Wexford Town, Waterford and Rosslare Harbour. The town is also on The Wexford Bus and Ardcavan Coaches' routes. The Ardcavan bus operates daily services via Wellingtonbridge, Wexford, Castlebridge, Crossabeg, Oylegate en route to Enniscorthy. During the university year it operates weekly connections to and from Limerick colleges and Maynooth. They depart from Island Road; however there is no designated bus stop which can impede traffic flow. Ardcavan coaches for an extra fee will also store bicycles on board. The Wexford Bus Company shares the same bus stop as Bus Éireann, located at Templeshannon Quay at the Bus Stop Shop en route to Dublin, Dublin Airport, Wexford Town, Rosslare Harbour and New Ross. The results from Census of Population 2011 stated that 5.4% (299 persons) over the age of five used a bus, minibus or coach to travel to work, school or college. It is likely that these were school children travelling to school.

7.5.2 Rail Service

Enniscorthy Town is situated on the Rosslare Harbour to Dublin's Connolly Station railway line. The train station is centrally located on the eastern side of town just off the R744. Car parking is limited. There is no designated provision for bicycle parking. The frequency of trains serving the station is low. On weekdays there are four journeys to Dublin and five from Dublin to Enniscorthy. At weekends there are three services each way. The speed of these services is slow which act as a disincentive to using the service. There is some provision for bicycle storage within the passenger compartments of the carriages for a fee; but these are limited to three bicycles per service. The Census of Population 2011 indicated that only five people within the town of Enniscorthy use a train/DART/LUAS to travel to work, school or college. There is no morning train service to Wexford which is unfortunate as it prevents a shift from car to public transport. However, the train route from Rosslare Harbour via Enniscorthy to Dublin is a tourist attraction in its own right as the route travels along the coast offering scenic views.

The 'Smarter Travel' document puts an emphasis on realising and developing the potential of rail freight. It states that 95% of all goods are transported by road and

65% of our GDP is based on the export of goods and services. An action of 'Smarter Travel' is to explore in greater detail the issues and possibilities involved in increasing the transportation of goods by rail and the possibility of developing key logistics centres to transfer goods to more sustainable forms of transport for final delivery in urban areas. Enniscorthy is ideally positioned to provide sites along the rail line to provide key logistics centres.

7.5.3 Hackney and Taxi

There are two hackney offices within the town. TK Kabs is located at Railway Square and Enniscorthy Cabs is located in the Duffry Hill. There is no taxi rank within the town.

It is an objective of the Council:

Objective T12

To support and facilitate proposals which facilitate and encourage increased public transport usage and to support the development of appropriately sited and designed facilities, such as additional stations, car and cycle parking, taxi ranks, bus parking facilities, bus shelters and bus lanes.

Objective T13

To support and promote the provision of a well-functioning public transport system, which enhances competitiveness, sustains economic progress, improves quality of life and accessibility to transport for all, in particular, for people with reduced mobility and those who may experience isolation due to lack of transport.

Objective T14

To ensure that public transport set-down and pick-up points are located such that the safety of passengers and road users is ensured. The Council will work with operators in identifying set-down and pick-up points required for the operation of their businesses and the provision of associated facilities.

Objective T15

To prohibit proposed development which would impede the safe operation of current and future rail services on existing operational lines.

Objective T16

To encourage and facilitate the development of rail freight services and infrastructure and associated logistic centres in Enniscorthy.

Objective T17

To investigate the feasibility of providing a taxi rank within the town centre.

Objective T18

To encourage and facilitate the provision of an intra town bus service to connect central areas to residential areas, schools and other facilities.

7.6 Roads

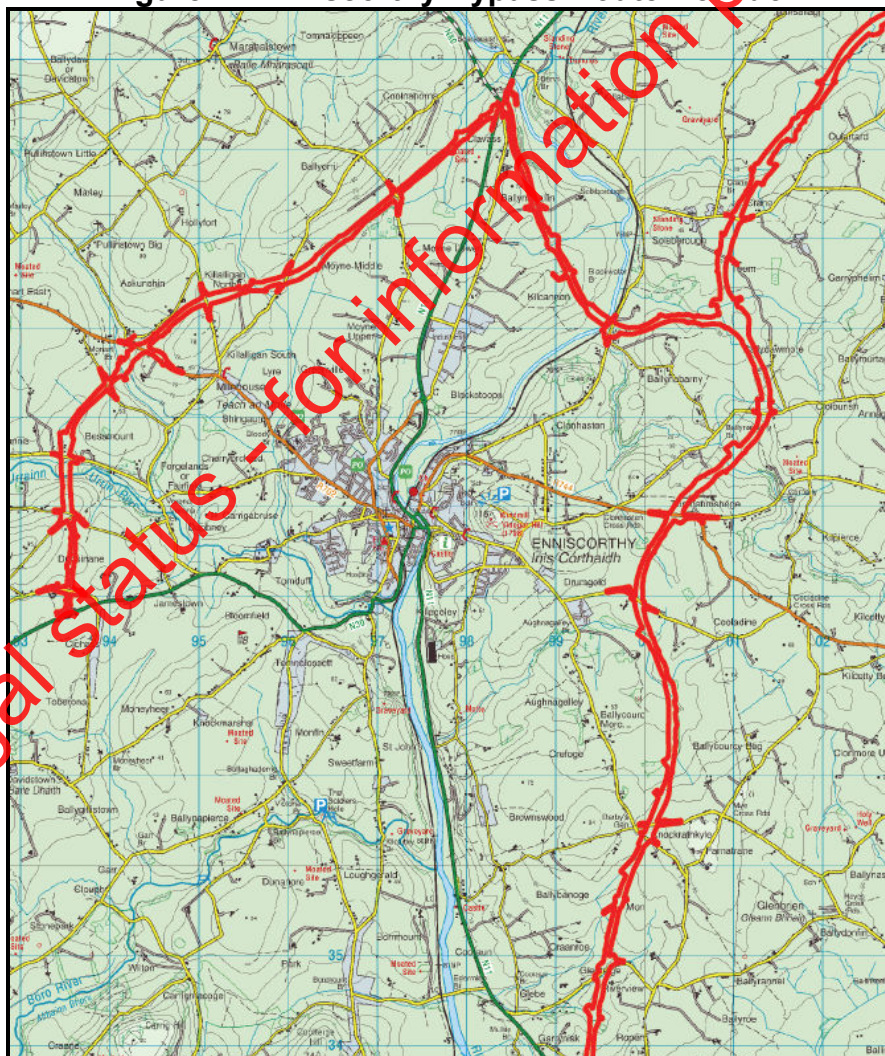
Enniscorthy enjoys a strategic location within County Wexford connected by a number of radial routes. A hierarchy of roads and streets exist within the town and environs, namely; national roads, regional roads, local/county roads and urban streets. The arterial routes to the town are via the N11 and N30 National Primary Routes; the town is also situated in close proximity to the N80 which lies outside the plan boundary to the north. At present the route of the current N11 bisects the town which leads to traffic congestion in the town especially at peak hours. The routes of two regional roads pass through the town; the R702 which is located in the western side of the town centre and travels west and the R744 from Templeshannon heading east. The Council will continue to work to undertake, encourage and facilitate the maintenance and improvement of the town's road network.

7.6.1 National Roads

The primary purpose of the national road network is to provide strategic transport links between main centres of population and employment. Therefore, national roads play a key role in Enniscorthy's economic, social and physical development. The NSS identifies the N11/M11 as a Strategic Radial Corridor and the N80 as Strategic

Linking Corridor. The Regional Planning Guidelines for the South-East Region 2010-2022 identifies the N30 as a main access route within the region. While previously put on hold the Government's stimulus package in 2012 announced the recommencement of the Enniscorthy bypass (see Figure 1) which will run from the southern end of the Gorey bypass at Clogh to Scurlockbush. It will comprise 27km of new motorway and also include a 4km dual carriageway connecting the new motorway to the existing N11 at Scarawalsh and a further 8km single carriageway link from Scarawalsh to the N30 at Clohass. It is believed that construction will commence in 2015.

Figure 1: Enniscorthy Bypass Route Corridor



The proposed new road network will greatly reduce traffic congestion in the town. It will also improve the competitiveness of the town by improving links to Dublin.

Similarly, the roadway coupled with the proposed Oylegate to Rosslare Europort and Enniscorthy's commercial land availability will make the town a more attractive place for businesses to locate. The bypass will also be beneficial to the residents of the town improving accessibility and ease of movement especially at peak hours. The removal of the national primary route from the town's main thoroughfare may provide opportunities to make improvements to other modes of transport infrastructure such as cycle lanes.

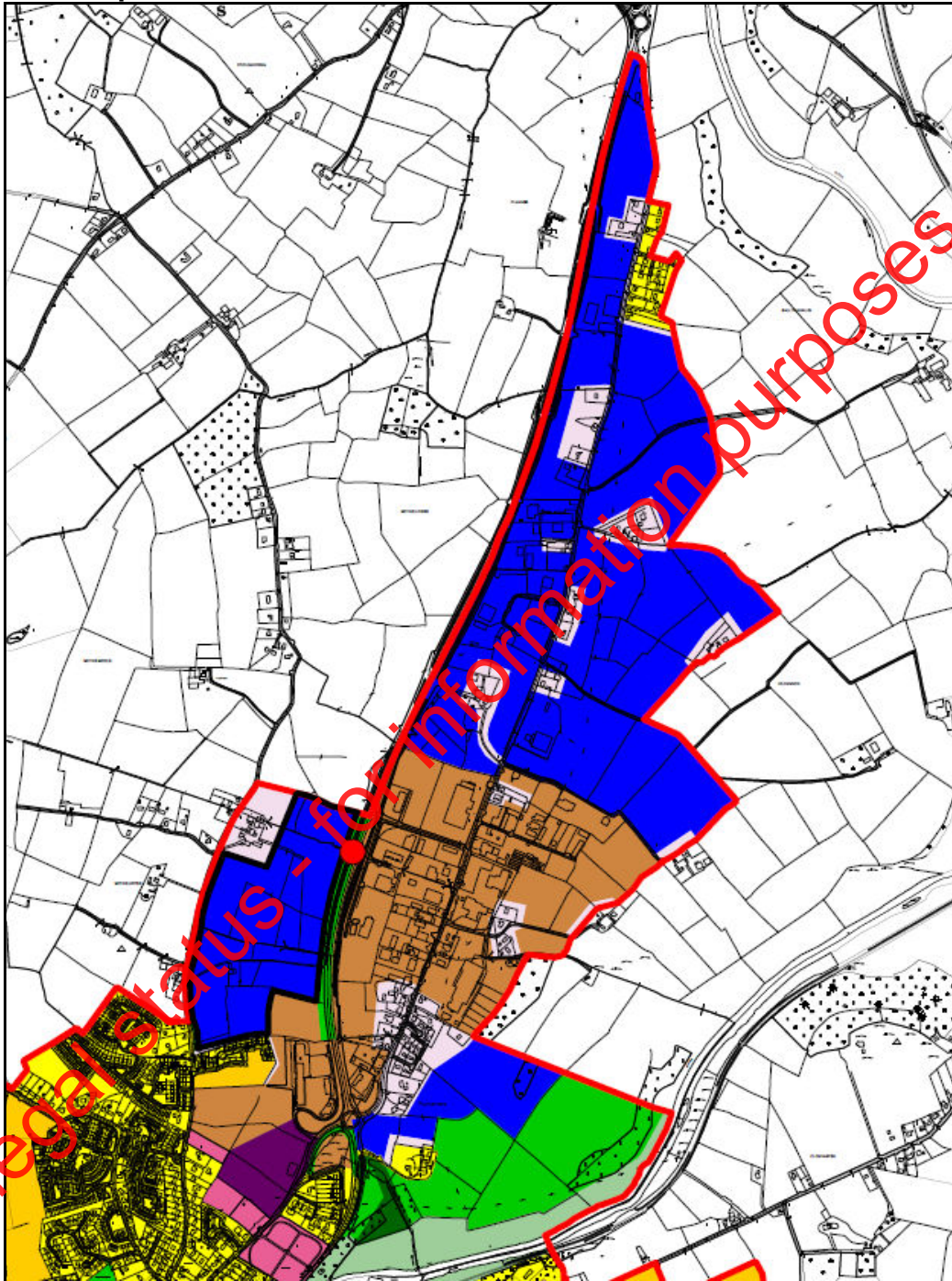
In the preparation of the Plan the Council have taken into consideration the proposed route of the bypass and the Spatial Planning and National Roads: Guidelines for Planning Authorities (2012). The route and its relationship to the plan area has been illustrated in Figure 1. A buffer of land has been created between the proposed roadway and the zoned land. The type of land use adjacent to the route is of a compatible nature of general industrial and light industrial lands.

7.6.1.1 Access Where Speed Limit is Greater than 60kmh

Two stretches of road within the plan area have a speed limit of greater than 60kmh; the portion of road between Scarawalsh and Blackstoops roundabout and the portion of road south of Breen's Coach Builders to the end of the plan area to the south of Seamus Rafter Bridge. The Spatial Planning and National Roads guidelines state that the policy is, to avoid the creation of any additional access point from new development or the generation of increased traffic from existing accesses to national roads to which speed limits greater than 60 kmh apply. However, the guidelines also state that a less restrictive approach can be applied in exceptional circumstances when preparing a plan for an area. The Council has identified a stretch of road between Scarawalsh and Blackstoops roundabout as such an exceptional circumstance.

Map 5 identifies the stretch of the national road showing the approximate location where an entrance might be considered.

Map 5: Potential Area for Entrance onto the National Road



Exceptional Circumstances

In considering whether such exceptional circumstances were justified the Council had regard to the criteria in Section 2.6 of the Guidelines and used an evidence based approach to identifying the location. In particular the Council has had regard to the facts that:

- The Enniscorthy bypass project is included in the Government's stimulus package and is due to commence construction in 2015.
- The existing national roadway will be reclassified removing its national roadway status on completion of the bypass.
- Enniscorthy is designated as a Larger Town by the NSS and the SERPGs and therefore plays an important economic role in the regional context.
- The land use zonings are in keeping with the established pattern of development in the area and are for employment generating industrial and commercial development.
- Inadequate commercial zoned land is available in existing areas and the residential nature of other areas of the town means that this is the most desirable and appropriate location.
- The proposed junction at this location would not have an unacceptable impact on national flows and any impact will be temporary (i.e. will cease when the bypass is completed).

The Council has modeled the impacts of a junction at this location on national traffic flows. If all the land zoned at this location was developed there would be an impact on national traffic flows, however, it is considered extremely unlikely that all of this land would be developed before the bypass is completed. The principal concern in relation to new development requiring access to the National network is the effect on interurban speeds and the premature obsolescence of the network. In this case, those considerations can be set aside as the Bypass project is imminent.

The criteria required for assessment

The Council will only permit new and/or intensified use of existing access points to this national roadway, where such proposals meet the criteria set out in Objective T33 and in consultation with the NRA. When the N11 roadway is downgraded it will be reclassified as a Regional Class 1 and entrances shall be in accordance with Objective T36.

7.6.1.2 Access Where Speed Limit is Between 50kmh and 60kmh

The Guidelines advise that a limited level of direct access to facilitate orderly urban development will be provided for in such locations. An entrance will be subject to a Road Safety Audit (refer to Section 7.8.3). A proliferation of such entrances will be prohibited.

7.6.1.3 Access Where Speed Limit is Less than 50kmh

These accesses will be considered in accordance with normal road safety, traffic management and urban design criteria for built up areas (refer to Section 16.13)

7.6.2 Land Use Zoning and Development at National Road Interchanges and Junctions

Land is zoned in close proximity to the proposed interchange at Scarawalsh, for industrial uses. Land on either side of the N11 at the Blackstoops roundabout is zoned for commercial, industry, bulky retail and leisure uses. The amount of land zoned is in line with the population targets set out in the SERPGs and the population allocation for the town contained in the Core Strategy. When the proposed bypass is built the traffic at the junction at Blackstoops will be alleviated.

In the interim, if the land is developed, it may increase the loading on the road network especially at Blackstoops. In considering the land use zoning at this location the Council has had regard to:

- The need for additional connectivity by reference to policy considerations such as the National Spatial Strategy, Regional Planning Guidelines and Wexford County Development Plan 2013-2019;
- The strategic land uses, which will benefit from high quality access, such as nationally or regionally important employment clusters or intermodal transfer facilities; and
- The fact that the additional traffic at this junction can be accommodated without signal capacity enhancements.

Where development will increase loading on such junctions, additional capacity enhancement may be required. Such developments must ensure that:

- The additional traffic loading can be satisfactorily accommodated at the junction concerned and on the national road network;
- The proposed development will not give rise to an undesirable precedent for further traffic generating development at, or in the vicinity of, the proposed development;
- The design complies with NRA Design Manual for Roads and Bridges (DMRB) standards;
- Satisfactory details of the proposed demand management measures are provided;
- Acceptable funding and delivery proposals for any required improvements are provided.

7.6.3 Regional and Local Roads

Regional roads play an important role in the road network providing local links between towns and villages and serving the rural areas in between. The R702 and the R744 are located within the plan boundary. These are both Class 2 Regional Roads. The existing N11 will be reclassified as a Class 1 regional road when the proposed bypass is built. Class 1 roadways have high traffic levels and are principal distributor routes within the county and need to be protected. Objective T36 contains the policy in terms of accesses onto a Class 1 Regional Road. The town also has a number of local roads and urban streets. These provide essential access from residential areas to retail streets and industrial lands. Detailed advice and standards on road/street design, improvement and management is contained in the Design Manual for Urban Roads and Streets (2013).

7.6.4 Sightlines

In urban areas visibility splays for entrances will be determined on a site specific basis subject to traffic safety and the need to avoid undue disturbance to adjoining properties.

7.7 Guidance on Road Assessments

7.7.1 Traffic and Transport Assessments

Developers will be required to undertake Traffic and Transport Assessment (TTA) for development proposals, which may generate significant additional trips/travel, including road traffic, with potentially significant implications for national and non-national roads. TTAs are used to assess the transport impacts of a proposed development, incorporating any subsequent measures necessary to ensure roads and junctions and other transport infrastructure in the vicinity of the development remain fit for purpose and encourage a shift towards sustainable travel modes. Thresholds for TTAs are contained within the Traffic Management Guidelines 2003 and the Traffic and Transport Assessment Guidelines 2007 and are detailed below. The TTA should also address urban design impacts of proposed public and private transport proposals and also deal with delivery and monitoring regimes for various aspects.

Thresholds for Transport Assessments

- Traffic to and from the development exceeds 10% of the traffic flow on the adjoining road
- Traffic to and from the development exceeds 5% of the traffic flow on the adjoining road where congestion exists or the location is sensitive
- Residential development in excess of 200 dwellings
- Retail and leisure development in excess of 1,000sqm
- Office, education and hospital development in excess of 2,500sqm
- Industrial development in excess of 5,000 sqm
- Distribution and warehousing in excess of 10,000 sqm

Content of a Transport Assessment

The Traffic Management Guidelines 2003 outline the details which should be contained in a traffic assessment. Further details in relation to sub-threshold criteria along with details regarding scoping for an assessment are contained within Traffic and Transport Assessment Guidelines 2007.

7.7.2 Mobility Plans

Mobility management plans/travel plans are proposals which will minimise the impact of the traffic generated by their development. They include mitigation measures which will take account of the findings of a TTA. They bring together transportation requirements; employers, staff and site management issues in a coordinated manner. Measures that should be included are integration with public transport, promotion of car sharing/pooling, parking pricing and control and the encouragement of cycling and walking by the provision of cycling and walking routes and secure cycle parking.

7.7.3 Road Safety Audits

Road Safety Audits are generally required when a development requires a new access to a national road or significant changes to an existing access. They are concerned with identifying measures to maintain safety standards. Guidance for the preparation of road safety audits is included in the NRA Design Manual for Roads and Bridges.

7.8 Noise

Having regard to EU Directive 2002/49/EC relating to the assessment and management of environmental noise and the Environmental Noise Regulations 2006, which give direct effect to the Directive, Local Authorities are required to prepare Noise Action Plans by 2013. Wexford County Council has prepared a Draft Noise Action Plan. The Plan is based on the results of strategic noise mapping carried out by the NRA in 2012, for national and regional roads deemed to be carrying in excess of three million vehicle passages per year. This includes a section of the N11 in the plan area.

The aim of the Noise Action Plan is to manage the existing road noise within the county and help to avoid, prevent and reduce on a prioritised basis the harmful effects, including annoyance, due to exposure to environmental road noise. The level of environmental noise generated by a particular road is dependent on a range of factors including the number and type of vehicles, the speed of the vehicles, the road surface and the incline. The construction of the Enniscorthy bypass will remove large

traffic volumes away from the existing routes in the town, thereby reducing the current noise impact to acceptable levels. The Council will carry out further analysis to identify hot spots (noise sensitive areas) using noise contour maps and Geodirectory and will prepare a shortlist of areas where further assessment is required. The appropriate and most effective mitigation measures will be detailed in order of priority based on physical noise survey.

7.9 Road Objectives

7.9.1 General Road Objectives

It is an objective of the Council:

Objective T19

To secure the provision in tandem with new developments, or provide subject to available resources, the roads objectives detailed on Map 12.

Objective T20

To promote and encourage road safety having regard to the National Roads Safety Strategy (RSA, 2007) and to exercise the Councils functions with regard to the maintenance and improvement of all National, Regional and Local roads in a manner which has regard to the safety of all potential users of those roads including agricultural vehicles, cyclists, pedestrians and public transport.

Objective T21

To restrict advertising or lighting proposals in the proximity of roads having due regard to safety and amenity issues and the development management standards in Chapter 16 of the Plan.

Objective T22

To ensure that traffic noise levels are considered in the assessment of all significant development proposals. This assessment should have regard to strategic noise maps for national and major non-national roads prepared by the NRA and the Draft

Noise Action Plan 2013 prepared by Wexford County Council in accordance with Environmental Noise Regulation S.I. No. 140 of 2006.

Objective T23

In retrofitting and developing new roadways the planning authority and developers shall have regard to Design Manual for Urban Roads and Streets (2013). Notwithstanding the detailed proposals as shown on Map 12 for public footpath/lighting improvements, the Council shall continue to examine the remainder of the existing street network within the town, to establish where and how enhancements for pedestrians, cyclists and public transport users can be made. In particular the Council will seek to enhance linkages from existing and proposed residential areas to the town centre, to existing and proposed neighbourhood shopping, educational and recreational facilities and to existing and proposed employment areas.

Objective T24

To ensure that the Council's own development and those of other developers and agencies has regard to the Design Manual for Urban Roads and Streets (DTTS and DECLG, 2013). Proposals shall:

- Consider the needs of pedestrians, cyclists and public transport users ahead of the needs of private car drivers;
- Seek to create more attractive places on roads/streets which communities can understand and enjoy;
- Seek to ensure that the design of the road/street is influenced by its function and the contexts of the places that road/street passes through, and that permeable and legible street networks are promoted;
- Have regard to the detailed advice and standards within in the Manual including:
 - Speed limits and traffic and congestion management;
 - Street landscaping;
 - Active street edges;
 - Control of traffic noise and pollution;
 - Signage and line marking;

- Street furniture and lighting;
- Material and finishes;
- Historical contexts;
- Pedestrianised and shared surface areas;

Objective T25

To ensure that all significant road projects/upgrades with surface water discharges to the Slaney River system and its tributaries, have petrol/oil interceptors installed to prevent hydrocarbon pollution of the river system.

Objective T26

To review the speed limits in areas where existing employees or zoned land exists with the intention of reducing, where appropriate, the speed limits and subject to the appropriate statutory process.

Objective T27

To require the submission of a Traffic and Transport Assessment including mobility management plans in accordance with the guidelines in the Traffic and Transport Assessment Guidelines 2007 and the Traffic Management Guidelines 2003, for developments with the potential to create significant additional demands on the traffic network by virtue of the nature of their activity, the number of employees, their location or a combination of these factors and for significant developments affecting the national and non-national road network.

Objective T28

To require a Road Safety Audit for developments that require a new access to a national road or significant changes to an existing access in accordance with the guidance included in the NRA Design Manual for Roads and Bridges.

Objective T29

To enhance the biodiversity and amenity value of roadsides, where possible, subject to operational maintenance, road safety and road improvements.

7.9.2 National Road Objectives

It is an objective of the Council:

Objective T30

To ensure that all developments permitted along national roads are in accordance with the Spatial Planning and National Roads – Guidelines for Planning Authorities (2012) or any updated version.

Objective T31

To support the development of the M11 Enniscorthy Bypass.

Objective T32

To prevent inappropriate development on lands adjacent to the existing national road network, which would adversely affect the safety, current and future capacity and function of national roads and having regard to possible future upgrades of the national roads and junctions.

Objective T33

To avoid the creation of any new direct access points from development or the generation of increased traffic from existing direct access/egress points to the national road network to which speed limits greater than 60kmh apply. A less restrictive approach may be applied in the vicinity of the land identified on Map 5. However, the applicant must adhere to the following:

- It must be demonstrated by the applicant that the development is compliant with proper planning and sustainable development, that there is no appropriate alternative access/egress point available other than to the national road network at a location where a speed limit greater than 60kmh applies and that the envisaged usage of the access/egress point will not compromise the safety, capacity and efficient operation of national roads.
- The applicant will be responsible for preparing a Road Safety Audit, prepared in accordance with the Design Manual for Roads and Bridges (NRA, 2010) and a Transport and Traffic Assessment.

- The applicant will be required to provide satisfactory details of proposed demand management measures.
- The applicant will be required to provide the appropriate funding to provide any capacity enhancements or traffic management measures identified as required.

Objective T34

To facilitate a limited level of new accesses or the intensified use of existing accesses to the national road network on the approaches to or exit from urban centres that are subject to a speed limit zone between 50 kmh and 60 kmh otherwise known as the transition zone. Such accesses will be considered where they facilitate orderly urban development and would not result in a proliferation of such entrances, leading to a diminution in the role of these transitional zones. The Council will have regard to the nature of the proposed development and the volume of traffic to be generated by it and the implications for the safety, capacity and efficient operation of the national road. A Road Safety Audit, prepared in accordance with the Design Manual for Roads and Bridges (NRA, 2010), shall be submitted where appropriate.

Objective T35

To control the signage on and adjoining national roads in accordance with the Guidelines for Planning Authorities on Spatial Planning and National Roads (DECLG, 2012) and the National Roads Authority's policy statement on the Provision of Tourist and Leisure Signage on National Roads (March 2011) and any updated versions of these documents.

7.9.3 Regional Road Objectives

It is an objective of the Council:

Objective T36

To prevent new or the significant intensification of existing, access/egress points from/to Class I Regional Roads. This objective will not apply in the following locations and circumstances, but only in locations and for developments which will not give rise to public safety hazards:

- Within the development boundaries/built up areas of Enniscorthy, where a speed limit of 50 – 60 kmh. applies and where a safe access, avoiding undue proliferation of access points, can be achieved.
- For developments of a commercial nature, where a clear need for the development is established, which could not be met in other locations, and where there is no suitable alternative access to a local road possible. The Council will have regard to the likely number and type of traffic movements associated with proposed development in the assessment of such proposals.
- The above criteria also apply where a shared access/egress from/to the Class 1 regional road is proposed (including with an existing access) and where access/egress from/to the Class 1 regional road is proposed via a private lane.
- Farmers and their sons or daughters proposing to build a dwelling house for their own use provided that a need for that dwelling has been clearly established and where there is no suitable alternative access possible from the family landholding onto a local road.
- The sub-division of dwelling house sites to provide a dwelling for the use of a son or daughter of the original site owner, where a need for that dwelling has been clearly established and where there is no suitable alternative access possible from the family landholding onto a local road. Proposals for granny flat type developments at such properties will be considered on their merits having regard to the characteristics of the site and the anticipated level of intensification of use of existing access point

Objective T37

To control new and significant intensification of existing, access/egress points from/to Class 2 regional roads except for circumstances where a need for the development at that location has been clearly established and where there is no suitable alternative access possible onto a local road. This shall also apply where a shared access to the non- class 1 regional road is proposed and where access to the non- class 1 regional road is proposed via a private lane.

7.10 Parking

Notwithstanding the shift towards a more sustainable transport options parking provision within Enniscorthy is still an important requirement. Currently, there are a number of surface car parks within the town; Abbey Square, The Duffry Gate, Island Road and Parnell Road Car Park (located to the rear of Rafter Street). Dunnes Stores provides the only multi storey car park in the town. There is a long term car park located at Ross Road with 87 spaces. However, this car park is underutilised. There is also on-street parking available along many of the town's streets.

It is an objective of the Council:

Objective T38

To seek to improve parking provision in the town centre and require all new developments to provide accessible parking in accordance with the standards set out in the development management section of this Plan

Objective T39

To retain, maintain and provide appropriately sited and designed parking facilities for cars, buses, motorcycles and cycles where required and as resources allow.

Objective T40

To improve access to the train station in particular in relation to car and bicycle parking to optimise the use of the rail service and liaise with Irish Rail and adjoining land owners to examine options for increasing the amount of car parking at the train station.

Objective T41

To support the provision of charging points for electric vehicles at appropriate locations.

Objective T42

To provide adequate arrangements for vehicles servicing and making deliveries which meet best practice standards having regard to the need to promote good urban design and to protect public safety.

No legal status - for information purposes only

Chapter 8: Infrastructure and Energy

8.1 Introduction

The provision of high quality infrastructure is an integral part of the proper planning and sustainable development of any area. Future development of the town will rely on the provision of improved infrastructure and accessibility, to promote the town as an attractive place to live and to maintain its competitiveness with other large towns in the region. A reliable energy supply is also essential. While the Council has no statutory role in the provision of energy, telecommunications and broadband infrastructure, it has a regulatory role and recognises the importance of these critical pieces of infrastructure for the development of the town.

8.2 Water Supply

At present, water is abstracted from the River Slaney at Clonhaston and pumped to the Water Treatment Plant (WTP) at Templeshannon. The WTP has a design capacity of 4,300m³/day and current volume abstracted at Clonhaston is circa 3,700m³/day. A supplementary supply of ca. 600m³/day is abstracted from a borehole at Edermine. The Council must ensure that the water supply complies with the European Communities (Drinking Water) Regulations 2007 and is responsible for maintaining and improving, where necessary, the quality and volume of drinking water for the town.

The Council is also actively pursuing a leakage reduction policy in the town. The Water Conservation Programme aims to promote the effective utilisation of existing water resources and reduce the volume of potable water lost or wasted in the distribution network.

It is an objective of the Council:

Objective WS01

To ensure an adequate, sustainable and economic supply of good quality water for domestic, commercial and industrial needs for the lifetime of this Plan, subject to compliance with Article 6 of the Habitats Directive, where appropriate.

Objective WS02

To conserve water supplies through the maintenance of mains and the elimination of leaks and to promote public awareness on the maintenance of water quality and its economic and sustainable use.

Objective WS03

To support and promote the use of water conservation measures in new development, for example, rainwater harvesting systems.

8.3 Wastewater Infrastructure

The provision and maintenance of wastewater treatment infrastructure is essential for sustainable development and for the protection of the environment and public health. The Enniscorthy Wastewater Treatment Plant (WWTP) has a design capacity of 16,500 P.E. and provides secondary treatment with discharge to estuarine waters. Current loading is estimated at 16,000 P.E. A second treatment plant located at Killagoley has a design capacity of 800 P.E. and provides secondary treatment with discharge to freshwater. Current loading is estimated at 1,350 P.E.

The wastewaters discharged from the Enniscorthy and Killagoley WWTPs are licenced by the EPA under the Waste Water Discharge (Authorisation) Regulations, 2007. The licences impose limits taking account of the assimilative capacity of the River Slaney and the requirements of:

- European Communities Environmental Objectives (Surface Waters) Regulations 2009, as amended
- European Communities Environmental Objectives (Groundwater) Regulations 2010, as amended
- European Communities (Quality of Shellfish Waters) Regulations 2006, as amended

An upgrade to the Enniscorthy WWTP is due to commence in 2014 and is expected to be completed in 2016 (subject to approval of contract documents from the Department of Environment, Community and Local Government and funding being available). The new plant will have a design capacity of 30,000 P.E. and will provide

secondary treatment with nitrogen and phosphorous removal. This level of treatment is required under the Urban Waste Water Treatment Directive for discharges to sensitive areas from agglomerations with a population equivalent greater than 10,000.⁹ The Killagoley plant will be decommissioned once the upgrade is complete.

It is an objective of the Council:

Objective WW01

To provide adequate wastewater treatment facilities to serve the existing and future population of the town, subject to complying with the Water Framework Directive, the South-East River Basin Management Plan 2009-2015 or any updated version of this document, Pollution Reduction Programmes for Designated Shellfish Areas, the Urban Waste Water Treatment Directive and the Habitats Directive.

Objective WW02

To ensure that all wastewater generated is collected, treated and discharged after treatment in a safe and sustainable manner, having regard to the standards and requirements set out in EU and national legislation.

Objective WW03

To encourage and facilitate the connection of existing developments served by private wastewater treatment facilities to connect to the town's wastewater treatment system once the upgrade is complete.

Objective WW04

To maintain a 'sterilisation zone' around the Killagoley Waste Water Treatment Plant as shown on Map 12. No residential development will be permitted within the exclusion zone

⁹ The Slaney Estuary (Upper) is identified as a sensitive area in the Urban Waste Water Treatment (Amendment) Regulations 2010.

Objective WW05

To ensure that adequate and appropriate waste water infrastructure is in place prior to the occupation of any new development.

8.4 Storm Water Management

The management of surface and storm water is important so as to avoid increased flood or pollution risk in the storm water network, rivers and streams. New development can exacerbate the problems of flooding by accelerating and increasing surface water run-off. The provision of storm water retention facilities in new developments serve to attenuate surface water discharges until peak storm flows have abated. Surface water run-off and flow volumes can also be significantly reduced through the layout and design of new developments, for example by using permeable pavements in the design of new parking areas and access roads.

The Council will require the application of Sustainable (urban) Drainage Systems (SuDS) in new developments, for example through reducing the extent of hard surfacing and using permeable pavements to minimise the risk of flooding and contamination and protect environmental and water resources. Climate Change and Flood Risk Management are discussed in more detail in Chapter 13.

It is an objective of the Council:

Objective SWM01

To promote storm water retention facilities in new developments and require design solutions that provide for collection and recycling of surface water in accordance with Sustainable Urban Drainage Systems.

Objective SWM02

To ensure that all storm water generated in new developments is disposed of on-site or is attenuated and treated prior to discharge to an approved storm water system.

Objective SWM03

To require the separation of foul and surface water discharges in new developments through the provision by the developer of separate networks.

8.5 Telecommunications

The development of high quality telecommunications infrastructure is critical to advance the economic and social development of the town. The Government's document Building Ireland's Smart Economy - A Framework for Sustainable Economic Renewal (2008) promotes the development of first-class infrastructure that will increase the competitiveness of Irish business and improve quality of life. The Council will facilitate the provision of accessible telecommunications infrastructure in the town to maintain economic competitiveness. However, care must be taken to ensure a balance between the provision of telecommunications infrastructure for social and economic progress and sustaining residential amenity and environmental quality.

8.5.1 Masts and Antennae

The location of masts will be carefully considered by the planning authority. Where free-standing masts are required to be located in the town they will be encouraged to locate in industrial estates or on industrial zoned land. The development of masts in commercial or retail areas will also be considered where they would not have a detrimental impact on residential amenity.

Free-standing masts will not be permitted in a residential area, beside schools or community facilities. Only as a last resort, where all other alternatives are either unavailable or unsuitable, will such a location be considered by the planning authority. In such cases, the developer will be required to demonstrate a reasoned justification as to the need for the particular development at the proposed location, together with details of what other sites or locations were considered and reasons why these sites or locations are not feasible.

Where a mast is required to be located in the town every effort should be made to share an existing mast, provided the shared mast is not itself unduly obtrusive (such

as Vinegar Hill). Where it is not possible to share a support structure, applicants will be encouraged to share a site or to site adjacently so that masts and antenna may be clustered (except on Vinegar Hill). Where new masts are required, they should be designed and adapted for the specific location and the support structure should be kept to the minimum height consistent with effective operation. Proximity to protected structures, archaeological sites, protected views and natural heritage areas should be avoided.

8.5.2 Broadband

The delivery of high speed broadband is a strategic priority under the Programme for Government. It is important for the economy, jobs and society generally and is identified as a key to economic recovery. The rollout of high speed broadband services can boost the attractiveness of an area for foreign direct investment and can offer more flexible working arrangements as more and more people work from home and/or outside of normal working hours. Faster broadband can have a positive influence on businesses in terms of time savings, enhanced communications, increased sales and productivity gains. It is also important for social inclusion as more and more services become available online.

The National Broadband Plan (Department of Communications, Energy and Natural Resources, 2012) sets out a strategy to deliver high speed broadband throughout Ireland. The Plan includes targets which, if achieved, will facilitate minimum broadband download speeds of 70Mbps to 50% of the population by 2015, with 40Mbps around smaller towns and villages and at least 30Mbps in harder to reach rural areas. The Plan sets out a range of actions which will facilitate the efficient rollout of infrastructure required to achieve these targets. Enniscorthy is included in Eircom's plans for fibre network rollout which includes up to 70Mbps. It is expected that the fibre footprint will be in place by December 2013.

A National Digital Strategy is also expected to be published later this year. The Strategy will aim to stimulate demand for broadband services by promoting eLearning, implementing a national awareness campaign aimed at those people who are not currently digitally engaged and introducing measures to facilitate increased internet usage by SMEs.

The Government has already commenced the rollout of high speed broadband connectivity to all second level schools. Under the Schools Broadband Programme all second level schools will have 100Mbps connectivity installed during 2014. This will facilitate an important change to the way teaching and learning takes place in the classroom and will equip students with the digital skills necessary to compete for jobs in the digital economy.

It is an objective of the Council:

Objective TC01

To facilitate the delivery of high-capacity telecommunications infrastructure in the town.

Objective TC02

To have regard to Telecommunications Antennae and Support Structures – Guidelines for Planning Authorities (Department of the Environment and Local Government, 1996) Circular Letter PL07/12 and or any updated guidelines published during the lifetime of the Plan.

Objective TC03

To require services, including electricity, telephone and TV cabling, to be located underground unless it is demonstrated to the satisfaction of the Planning Authority that this is not feasible and to encourage the progressive undergrounding of existing overhead cables and associated equipment in association with any other underground works being carried out.

Objective TC04

To maximise the use of existing masts by sharing installations for antennae and support structures, with the exception of the mast on Vinegar Hill.

Objective TC05

To encourage the removal of the telecommunications mast on Vinegar Hill having regard to the cultural, historic, tourism and scenic value of this site.

Objective TC06

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

Objective TC07

To support the development of wide access to high speed broadband.

Objective TC08

To support the rollout of the National Broadband Scheme and the Broadband to School Scheme.

Objective TC09

To ensure that ducting for broadband fibre connections is installed in all new commercial and housing schemes and during any work to road or rail lines.

Objective TC10

To facilitate the provision of an accessible and free WiFi zone in the town centre.

8.6 Energy

The Government's White Paper Delivering a Sustainable Energy Future for Ireland (2007) sets out the Energy Policy Framework for the period 2007-2020. It outlines a number of strategic goals to ensure security of energy supply, enhance competitiveness and promote sustainability of energy supply and use.

The National Development Plan 2007-2013 sets out an Energy Programme which provides for investment in strategic energy infrastructure and sustainable energy measures, as well as investment in natural gas and electricity networks. The overall strategic objective of the Energy Programme is to ensure the long term security of energy supply which is competitively priced, while meeting a high level of environmental standards.

The Council will facilitate the development of a range of sustainable forms of energy creation in order to secure an effective supply of energy. The ability to deliver a secure and uninterrupted sustainable energy supply at a competitive cost is critical for the town to attract inward investment and to provide a supportive environment for industry.

8.6.1 Electricity Network

GRID 25 sets out EirGrid's plans for the reinforcement of the electricity network in order to facilitate the necessary increase in renewable generation, to adequately meet the demands of the electricity customer and to ensure that Ireland has the electricity supply infrastructure to ensure our economic growth and maximise our competitiveness. The Council will support the reinforcement of the electricity transmission grid to improve energy supply to the town.

Where strategic route corridors have been identified, the Council will support the statutory providers of national grid infrastructure by safeguarding such corridors from encroachment by other developments that might compromise the provision of energy networks provided these corridors do not have adverse impacts on residential amenity or the environment. Where proposed high voltage lines traverse existing or proposed residential areas they should be located underground, where appropriate, in the interest of residential amenity.

It is an objective of the Council:

Objective EN01

To facilitate the achievement of a secure and efficient energy supply and storage for the town.

Objective EN02

To facilitate the development of energy sources which achieve low carbon outputs provided that they do not have a detrimental impact on residential amenity.

Objective EN03

To facilitate the provision of and improvements to energy networks in principle, provided that it can be demonstrated that:

- The development is required in order to facilitate the provision or retention of significant economic or social infrastructure
- The route proposed has been identified with due consideration for social, environmental and cultural impacts
- The design is such that will achieve least environmental impact consistent with not incurring excessive cost
- Where impacts are inevitable, adequate mitigation features have been included
- Proposals for energy infrastructure should be assessed in accordance with the requirements of Article 6 of the Habitats Directive.

8.6.2 Gas Network

There are no current proposals to connect Enniscorthy to the natural gas network. Bord Gáis published the New Towns Analysis Phase 2 Report in October 2007. This Report evaluated the expected long-term gas demand in 15 towns, including Enniscorthy, and compared it to the cost of extending the gas network to each town. Towns were evaluated on both a stand-alone basis and as part of a group of towns that are in proximity to each other. Enniscorthy was one of ten towns found to be not viable. However, it will be kept under review as part of an ongoing review process.

It is the objective of the Council:

Objective EN04

To promote and facilitate the expansion of the gas network to Enniscorthy Town.

8.6.2 Renewable Energy

The development of renewable energy is a priority at national and European level for both environmental and energy policy reasons. Renewable energy deployment can address economic and environmental problems by contributing to secure jobs and

income, avoiding environmental damage and providing a valid means to fight climate change.

The National Renewable Energy Action Plan (2010) sets out targets for energy consumption across the electricity, transport and heat sectors including: 40% electricity consumption from renewable sources by 2020; 10% electric vehicles by 2020; and 12% renewable heat by 2020. The Government has also published a Strategy for Renewable Energy: 2012-2020 which sets out a number of strategic goals to progress the renewable energy sector.

The Council will encourage the development of renewable energy resources and the maximisation of electricity production from renewable sources. In doing so, the Council will have regard to the Wind Energy Development Guidelines for Planning Authorities (Department of Environment, Heritage and Local Government, 2006), the South-East Region Bioenergy Implementation Plan 2008-2013 and any other relevant guidelines or plans that may be published during the period of the Plan.

The Council will also support the development of a Sustainable Energy Community (SEC) in the town. An SEC is a community in which everyone works together to develop a sustainable energy system. The SEC concentrates initial efforts in a defined geographic area called a Sustainable Energy Zone (SEZ) but the benefits can later be expanded into and replicated in the broader community. SEZs comprise of clusters of public and private entities that agree to minimise their energy demand (through energy efficiency measures), increase their use of renewable energy and explore opportunities to share resources (e.g. district heating systems). The Guidelines for a Sustainable Energy Community (SEAI, 2011) provide local authorities and community leaders with information and a structure to help them to develop an SEC.

It is an objective of the Council:

Objective EN05

To promote energy conservation, decrease dependency on fossil fuels and support environmentally friendly methods of producing energy.

Objective EN06

To encourage and facilitate the development of renewable energy sources at appropriate locations provided that they do not negatively impact on residential amenity, biodiversity or landscape sensitivities.

Objective EN07

To support the development of Sustainable Energy Zones at suitable locations in the town.

Objective EN08

To support the implementation of the South-East Region Bio-Energy Implementation Plan 2008-2013 or any updated version of this document published during the lifetime of the Plan.

Objective EN09

To participate in the preparation of and implement any Renewable Energy Strategy adopted for the county.

Objective EN10

To participate in the preparation of and implement any Climate Change Action Plan adopted for the South-East Region or any Climate Change Strategy adopted for County Wexford.

Objective EN11

To investigate the potential for small-scale wind energy developments within the urban and industrial areas of the plan.

Objective EN12

To consider appropriate wind energy developments on a case-by-case basis and to ensure that such developments do not negatively impact on residential amenity, biodiversity or landscape sensitivities.

8.7 Energy Efficiency

Maximising Ireland's Energy Efficiency: The National Energy Efficiency Action Plan 2009-2020 recognises that energy efficiency is the most cost effective means of reducing dependence on fossil fuels and abating greenhouse gas emissions. Saving energy is the easiest, quickest and most effective way to answer the challenge of society's growing energy dependence, while helping to reduce damage to the environment. By using less energy we reduce the need to generate energy from any source, fossil or renewable. Improving energy efficiency also provides economic opportunities through the development of new markets for green technologies and services and security of supply.

Part L of the Building Regulations requires buildings to be designed and constructed to ensure the energy performance of the building limits the amount of energy required for the operation of the building and the amount of carbon dioxide (CO₂) emissions associated with the use of the building. This can be achieved using a combination of measures including the use of renewable energy sources, limiting heat loss and availing of heat gain through the fabric of the dwelling and using energy efficient space and water heating systems.

While the Building Regulations require that new buildings achieve minimum standards of energy efficiency, higher levels are worthwhile; an energy efficient building can yield considerable savings in heat and electricity costs over its lifetime.

The Council will promote the use of energy efficient methods in the design of new, and retrofitting of, existing developments. Good design is the key to achieving the optimum energy performance of buildings at no extra cost. The primary focus is to design buildings that create a thermally efficient building envelope. Such buildings will make optimum use of free heat gains in order to minimise the requirement of space heating and, in turn, will retain this heat gain through a high standard of insulation and heat recovery systems.

The Council will also promote energy efficiency measures in the transport sector, for example, by:

- Co-ordinating particular land uses with their accessibility requirements and guiding development to ensure that it is positioned in a location which minimises the need to travel.
- Promoting sustainable modes of transport such as public transport, cycling and walking as a measure to reduce man-made greenhouse gas emissions.
- Facilitating the development of appropriate infrastructure for electric vehicles at suitable locations in the town (e.g. electric charging points).

It is an objective of the Council:

Objective EN13

To require all new building developments to meet low energy performance targets. Each building's energy performance, as calculated by the Building Energy Rating (BER), will have a minimum energy efficiency that meets the requirements of Part L of the Building Regulations. New buildings should incorporate renewable energy technologies in order to help achieve the rating required.

Objective EN14

To promote innovative building design and layout that demonstrates a high level of energy conservation, energy efficiency and use of renewable energy sources.

Objective EN15

To encourage the integration of micro renewable energy sources into the design and construction of single and multiple housing developments.

Chapter 9: Social Inclusion and Community Facilities

9.1 Introduction

Building strong and inclusive communities is a key element in achieving sustainable development. The provision of and access to a range of services and facilities including education, healthcare, childcare facilities, entertainment and amenity facilities can affect the quality of life in an area and the attractiveness of that area for people to live and work. It also creates opportunities for interaction between new and existing members of the community. This chapter sets out objectives to support the integration of planning and development with improved social and community facilities. It seeks to achieve an inclusive community with a range of social and community facilities which are accessible and appropriate to the requirements of the town's population.

9.2 Social Inclusion

Social inclusion is defined in The Joint Report on Social Inclusion (EU, 2003) as a process which ensures that those at risk of poverty and social exclusion gain the opportunities and resources necessary to participate fully in economic, social and cultural life.

The National Action Plan for Social Inclusion 2007-2016 (Department of Social and Family Affairs, 2007) sets out a programme of action to address poverty and social exclusion in Ireland. The Plan sets out a number of high priority actions in the areas of education, employment, income support, community care, housing, health and integration of migrants. The overall goal of the Plan is to reduce the number of those experiencing consistent poverty to between 2% and 4% by 2012, with the aim of eliminating consistent poverty by 2016.

The Local and Community Development Programme (LCDP) is managed by Pobal on behalf of the Department of Environment, Community and Local Government (DECLG). This Programme aims to tackle poverty and social exclusion through partnership and constructive engagement between Government and its agencies and people in disadvantaged communities. The Programme prioritises marginalised

people and groups within the most disadvantaged communities, which means that it targets those furthest from access to education, training and employment, and those at highest risk of social exclusion.

The LCDP is being implemented in County Wexford by WLD. WLD is a community based development company which promotes employment, social inclusion and enterprise development in the County. WLD is involved in a number of programmes which fall into two major categories: social inclusion programmes and rural development programmes. Social inclusion programmes aim to work with the most marginalised communities and individuals. Rural Development programmes aim to improve the quality of life in rural areas by supporting community groups and new and developing businesses.

WLD's Local and Community Development Programme Strategic Plan 2011-2013 includes a number of objectives to address social exclusion, segregation and inequality. It works towards greater social inclusion through a series of inter-related actions in the areas of employment and enterprise supports, education and lifelong learning, community development, linking to policy and decision-making and increased awareness and uptake of services.

Enniscorthy Town is a designated area under the RAPID Programme (Revitalising Areas by Planning Investment and Development). The RAPID Programme is a focused Government response to social exclusion, targeting 52 of the most concentrated areas of disadvantage across the Country. These areas are characterised by higher levels of unemployment, a higher proportion of lone parent families, educational disadvantage and a largely unskilled workforce. The RAPID Programme centres on facilitating closer co-ordination and better integration in the delivery of local services.

A Social Inclusion Measures (SIM) Working Group has also been set up under the auspices of the County Development Board. The Group has reviewed in-depth the services to key target groups in the County including travellers, refugees and asylum seekers and has made a significant contribution to co-ordinating services for the

socially excluded in these areas. The SIM Group plays a key role in the delivery and monitoring of progress of the RAPID programme and WLD local development plans.

The Council will continue to support the County Development Board and Wexford Local Development in the implementation of social inclusion measures and will ensure that new community developments are accessible to enable all members of the community to participate fully in community life.

It is an objective of the Council:

Objective CF01

To support local development agencies and structures in responding to social exclusion issues and creating a more inclusive environment for all members of the community.

Objective CF02

To achieve a balanced spatial distribution of community and education facilities in the plan area and ensure that such facilities are provided in advance of, or in tandem with development.

9.3 Groups with Specific Design/Planning Needs

Some groups in the community face more barriers than others in accessing services and facilities, for example older people, people with young children and people with disabilities. The removal of physical barriers to access and movement, creating a safe environment and ensuring the adequate development of appropriate commercial and community facilities in and adjacent to town centres and neighbourhood centres, is important in creating a more accessible environment for everyone in the community.

Young People and Children

There has been an increase in the proportion of young people in Enniscorthy during the period 2006-2011. In 2011, 21.2% of the population of Enniscorthy Town and Environs were aged 14 or younger compared to 20.3% in 2006. This has a bearing

on the present and future need for facilities such as schools, childcare, play areas and sports facilities in the town. New developments should be designed to be child friendly with appropriate, supervised play areas, cycling tracks and walkways.

Parents and Carers

The removal of physical barriers to access and movement for parents, guardians or carers, that is, those with young children in buggies or those caring for persons with a disability, is important for any new development or for the upgrading of the existing built environment. Level access to buildings, dished kerbs, parking for people with disabilities, parent and child parking facilities and baby changing and feeding facilities are important and should be incorporated into the design of buildings and the layout of developments to which the public could be expected to have frequent access. Access to services such as childcare, community facilities and public transport is also essential.

Older People

In 2011, 12.7% of the population of Enniscorthy were aged 65 or over. This was higher than the State average of 11.7%. The Council recognises that the demand for nursing homes, residential care homes and sheltered housing accommodation is continuing to grow. The Council will support the provision of appropriate housing accommodation for older people. Such facilities should be integrated wherever possible into established residential areas or on existing or zoned community/institutional lands, where residents can avail of reasonable access to local services. Good design is important in creating a safe and barrier-free environment which is easily accessible and negotiable by older people.

People with Disabilities

According to the 2011 Census, 17.1% of the population in Enniscorthy have a disability. People with disabilities face particular physical barriers to access and movement. For people with mobility impairments, ensuring level/ramped access to buildings, dished kerbs, footpath widths and the provision of appropriate parking and toilet facilities are important. For people with sensory and intellectual impairments, tactile paving, audible and visual signals at pedestrian crossings are necessary. While specific items can be identified for the various levels of ability/disability,

including the positioning of signage and street furniture, the requirement to have consistency in the design of all these factors is necessary to ensure a more accessible environment for all.

The National Housing Strategy for People with a Disability (Department of Environment, Community and Local Government, 2011) outlines the Government strategy to address the housing needs of people with a disability over the period 2011 to 2016. The main aim of the strategy is to promote and mainstream equality of access for people with a disability to the full range of housing options available suited to individual and household needs.

The Council will require that the design of buildings and the layout of developments incorporate measures to ensure accessibility. Access requirements for people with disabilities, the elderly and others who may be temporarily impaired must be incorporated into the design of buildings, public spaces, car parking, footpaths and general facilities and services.

Developers must have regard to or comply with (as appropriate) the following criteria in the preparation of development proposals:

- Part M of the Building Regulations and the requirement for Disability Access Certificates (DACs)
- Buildings for Everyone: A Universal Design Approach (National Disability Authority, 2012)
- Sustainable Residential Development in Urban Areas: Guidelines for Planning Authorities and its companion document Urban Design Manual (Department of Environment, Heritage and Local Government, 2008)
- Design Manual for Urban Roads and Streets (Department of Transport, Tourism and Sport, 2013)
- Any such revisions or new versions of the aforementioned guidance which may become available in the lifetime of this Plan.

Applications for significant development should also be accompanied by an Access Statement carried out in accordance with Appendix 6 of Buildings for Everyone: A Universal Design Approach (National Disability Authority, 2012).

Universal Design refers to the design and composition of an environment so that it can be accessed, understood and used to the greatest extent possible by all people, regardless of their age, size, ability or disability (Disability Act, 2005). The Council will promote Universal Design and Lifetime Housing in all new developments. This type of housing allows for the future adaptation of units as needs present throughout the life cycle of the occupier/owner. It is a proactive step in addressing the housing needs of people with a disability, the elderly and the diversity of the family unit, as well as increasing the value and sustainability of buildings in the long term.

In addition, the Council will require that 20% of dwellings in all new housing estates of five dwellings or more are suitable to accommodate or are adaptable to provide accommodation for people with disabilities. Developers will be required to show an accessible route to the residential units and surrounding services.

Ethnic Minority Groups

The integration of all groups in society is important in creating and maintaining sustainable communities. Ethnic Minority groups may face barriers to services and communities for reasons including language. The provision of services and community facilities should reflect the varying needs of these groups so as to facilitate ease of integration into the community.

Travelling Community

According to the 2011 Census, the rate of travellers per 1,000 population in Enniscorthy is 28.4. This is lower than the rate for New Ross (32.6) but is significantly higher than that for Gorey (6.8) and Wexford (5.9). The average rate for the County is 10.3 and the State is 6.4.

The Annual Traveller Count carried out by the Council in 2011 identified 201 traveller families in Enniscorthy; 180 families with accommodation and 21 families without. However, as at January 2013, there were no requests for traveller specific

accommodation in the plan area. The Council will continue to address the provision of accommodation appropriate to the particular needs of travellers through the implementation of the Traveller Accommodation Programme.

It is an objective of the Council:

Objective CF03

To support the entitlement of all members of the community to enjoy a high quality living environment and to support local communities, the Health Authorities and other bodies involved in the provision of facilities for groups with specific design/planning needs.

Objective CF04

To promote Universal Design and Lifetime Housing in accordance with best practice and the policies and principles contained in Building for Everyone: A Universal Design Approach (National Disability Authority, 2012) and Sustainable Residential Development in Urban Areas: Guidelines for Planning Authorities and its companion document Urban Design Manual (DEHLG, 2008).

Objective CF05

To ensure that a minimum of 20% of dwellings in all new housing estates of five dwellings or more are suitable to accommodate or are adaptable to provide accommodation for people with disabilities. Developers will be required to show an accessible route to the residential units from the boundary of the property. Proximity and access to local services must also be considered relative to the units which are accessible.

Objective CF06

To require an Access Statement to be carried out for significant developments in accordance with Appendix 6 of Buildings for Everyone: A Universal Design Approach (National Disability Authority, 2012).

Objective CF07

To continue to carry out improvements to the public realm to create a safe and barrier free environment that can be accessed by all members of the community.

Objective CF08

To require level access to buildings, dished kerbs, parking for people with disabilities, parent and child parking facilities and baby changing and feeding facilities to be incorporated into the design of buildings and the layout of developments to which the public could be expected to have frequent access.

Objective CF09

To implement the Traveller Accommodation Programme 2007-2013 and any subsequent Programme adopted by the Council and continue to address the provision of accommodation appropriate to the particular needs of travellers.

9.4 Community Facilities

The Council recognises that a range of community facilities is essential to improve the quality of life of existing residents and to attract people to live in the town. Such facilities provide communities with an opportunity to interact and form strong social networks.

An Audit of Community, Arts and Sports Facilities carried out by Wexford County Development Board in 2008 identified a lack of concentration of sports and community facilities in Enniscorthy. However, significant progress has been made since then with developments including the Presentation Centre, Fair Green, Country Walk, Astro Active Centre at Bellefield and a MUGA at Cluain Dara. The town library was also refurbished and now provides free WiFi. A further MUGA, Orchard Eco Park Nature Zone and running track are planned for the town.

In order to increase participation, a Directory of Community, Arts and Sports Facilities was published for County Wexford in 2010 with a view to promoting awareness of existing community facilities. The Directory lists facilities by area. An

interactive website (Sports Active) has also been launched which details the location of community facilities by area.

The Council is committed to providing accessible community facilities to serve the needs and expectations of the growing and diverse population of Enniscorthy Town and the surrounding area. Care needs to be taken to ensure that the delivery of new housing is linked to the delivery of public infrastructure and accessible community facilities. The co-operation of State Agencies and Government Departments in the delivery of certain services such as education, childcare and day facilities for the elderly is essential.

Where additional 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. This will be facilitated through the Development Contribution Scheme.

It is an objective of the Council:

Objective CF10

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, health and educational facilities suitable for all ages, needs and abilities.

Objective CF11

To maintain and, where possible, improve the provision of community facilities in the town ensuring that these facilities are adequate to meet the needs of the communities they serve, are physically integrated with residential and employment areas and are provided concurrently with new residential development.

Objective CF12

To carry out within the lifetime of the Plan, a Social Infrastructure Audit to identify areas where social, community and recreational infrastructure is lacking and the facilities which require further development/expansion.

9.5 Education

The provision of high quality education facilities can lead to the increased attractiveness of an area for the location of businesses and families and increased development and prosperity. There are currently nine schools in the town: four primary schools, one special primary school and four secondary schools. A new Gaelscoil has recently opened at Drumgoold with capacity for 480 students. Permission has also been granted for the redevelopment of part of St. Aidan's primary school at Nunnery Road.

Wexford County Council will continue to work closely with the Department of Education and Skills in identifying suitable sites for new schools to meet the needs of the expanding population of the Town and surrounding area in accordance with The Provision of Schools and the Planning System (DEHLG and Department of Education and Science, 2008).

Table 12: Enrolments in Primary Schools for 2011-2012

Primary Schools	Pupils Enrolled for 2012/2013
St. Aidan's Primary School	847
St. Senan's Primary School	518
St. Mary's National School	83
Gaelscoil Inis Córthaidh	189
St. Patrick's Special School	121

Table 13: Enrolments in Post Primary Schools for 2011-2012

Secondary Schools	Pupils Enrolled for 2012/2013
Enniscorthy Vocational College	425 (733 including PLC students)
St. Mary's CBS	692
Coláiste Bríde	762
Meanscoil Gharman	108

In accordance with Sustainable Development Residential Development in Urban Areas Guidelines (DEHLG, 2008), no significant residential development should proceed without an assessment of existing schools capacity or the provision of new school facilities in tandem with the development. New facilities should be

located where possible close to or within the main residential areas and adjacent to community developments such as community centres, playing fields and libraries so that the possibility of sharing facilities can be maximised. Multi-campus school arrangements, for example 2/3 primary schools side by side or a primary and a post-primary school sharing a site, will be considered at appropriate locations.

The multi-use of school buildings and facilities will be encouraged where it does not conflict with the delivery of the education service (that is, outside school hours and during school holidays). 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.

9.5.1 Third Level Education

Enniscorthy has a low proportion of adults with a third level qualification. The Census of Population 2011 information shows that 31% of the population of Enniscorthy aged 15 years and over had a third level qualification in 2011 which was significantly lower than the state average of 43.5%. The proportion of the population whose education ceased after primary level or lower secondary level was also significantly higher than the State average. The proportion of the population who completed their education at upper secondary level was 23.2%.

Enniscorthy Vocational College offers a range of Post-Leaving Certificate (PLC) in the fields of beauty therapy, business studies, community care, early childhood care and education, engineering technology, hairdressing, healthcare support, international travel and tourism, legal studies, leisure studies, media production, music, nursing studies, office technology, physiology and pre-science. The college has links to the Wexford Campus of Carlow IT and Waterford IT across a range of programmes and Aberystwyth University, Wales, in the areas of Media and Theatre Performance. At present the college is capped at 308 PLC places.

PLC courses are open to those who have finished their secondary education and wish to develop vocational and technological skills in order to get a job or proceed into further education and training. The courses are designed as a step towards skilled employment and, as such, they are closely linked to industry and its needs.

The continuation and expansion of these courses is therefore important to provide a skilled workforce, which is an important factor in attracting industry to locate in the town.

Youthreach and the Vocational Training Opportunities Scheme (VTOS) centres are managed by County Wexford Vocational Education Committee and are located at Spring Valley and Bellefield G.A.A. Complex. Youthreach offers second chance education to early school leavers aged 15-20, while the VTOS provides a further education course for adults between the ages of 21 and 60. Under VTOS, eligible participants are offered the chance to return to full-time education and training while retaining their social welfare benefits.

The Enniscorthy Enterprise and Technology Centre also runs a one year full time course in Business Administration. The programme is funded by FÁS.

It is an objective of the Council:

Objective CF13

To consult with the Department of Education and Skills in the identification and facilitation of suitable sites for new educational facilities.

Objective CF14

To restrict new development adjacent to existing schools where such development would have the potential to restrict the expansion of that school.

Objective CF15

To encourage the multi-use of school buildings and facilities provided this does not conflict with the delivery of the education service.

Objective CF16

To ensure that no significant residential development proceeds without an assessment of existing schools capacity or the provision of new school facilities in tandem with the development.

Objective CF17

To support the ongoing development of adult and further education facilities in the town and continue and improve the development of third level education links with Carlow and Waterford Institutes of Technology.

9.6 Childcare Facilities

The provision of childcare facilities is recognised as being important for economic and social well being. It not only enables parents to participate in the workforce but can also make a significant contribution to a child's emotional and educational development in the early years of their life. The Government's ten year framework Towards 2016 aims to ensure that every family should be able to access childcare services which are appropriate to the circumstances and needs of their children. Childcare is taken to mean full day care, sessional facilities and services both for pre-school and after school.

The National Action Plan for Social Inclusion 2007-2016 sets out a number of goals for early childhood development which includes the provision of income supports and an increase in the provision of childcare facilities by 100,000 to 2016. The National Strategic Plan 2011-2013 (Early Childhood Care and Education Programmes) also includes key objectives to develop childcare services and to consolidate investment in the childcare sector. In the current economic situation it is important to ensure that capital investment is targeted to need. The National Strategic Plan aims to ensure this through the development of a national database which identifies childcare provision by area and type, using indicators such as population, income demographics and projected birth rates to highlight both gaps and over supply in this sector.

An Assessment of Childcare Needs in County Wexford was carried out in 2008. The Assessment noted that there was considerable pressure on education and childcare services within the County as a result of major population increases in the preceding 10 years. It recognised the need to expand childcare provision and develop additional childcare facilities that are affordable, flexible, accessible and of high quality. More recently, however, the increase in unemployment levels has most likely

led to a decrease in the demand for childcare services. As a result, any available funding is now being targeted at improving and upgrading existing facilities.

Wexford County Council will continue to support the County Childcare Committee in responding to the changing needs of society in terms of childcare demand and services. The Planning Authority will ensure that any new facilities are suitably located, are of a high quality and are inclusive of all children, including children with disabilities.

It is an objective of the Council:

Objective CF18

To encourage and facilitate the provision of childcare facilities, in accordance with Childcare Facilities: Guidelines for Planning Authorities (2001), within new or existing places of work, residential areas, educational establishments, town centres and adjacent to public transport nodes. Where childcare facilities are proposed to be located within established residential areas, applications for such uses will be assessed having regard to the likely effect on the amenities of adjoining properties, the availability of space for off-street parking and/or suitable drop-off and collection points and outdoor playspace. In some cases, it may be necessary to attach a condition that would require some residential content to be maintained in the premises.

Objective CF19

To require the provision of purpose-built childcare facilities in new residential developments in accordance with Childcare Facilities: Guidelines for Planning Authorities (2001) and We Like This Place: Guidelines for Best Practice in the Design of Childcare Facilities (2005). The indicative standard is one childcare facility, accommodating 20 children, for approximately 75 dwellings. This standard may be modified in any particular case where there are significant reasons for doing so. Criteria that may be taken into account in such an assessment include the existing geographical distribution of childcare facilities and the emerging demographic profile of the area.

Objective CF20

To support the Wexford County Childcare Committee/Wexford County Development Board in carrying out an audit of childcare facilities.

Objective CF21

To encourage the multi-use of purpose built crèche facilities for appropriate community uses provided this does not conflict with the delivery of the childcare service.

9.7 Healthcare

Healthcare facilities are essential to ensure that the residents of the town and the surrounding area have access to the care that they need. Healthcare is provided by a range of State, private, community and charitable service providers. The Health Service Executive's policy approach reflects a shift away from traditional hospital-based care towards more community-based care with increased emphasis on meeting people's needs at local level within primary care teams.

St. Senan's Psychiatric Hospital closed to patients in early 2013 and the remaining residents were moved into purpose-built accommodation. Plans are being made to extend the facilities at St. John's Community Hospital to include mental health facilities including a day hospital, outpatient and outreach services and a respite centre which will provide support to adult community mental health teams.

Existing facilities at St. John's Community Hospital include a 116 bed nursing home, a day care centre and a high support rehabilitation facility. A further high support rehabilitation facility and an intellectual disability facility are due to be completed in early 2013. Loreto Village 'sheltered housing' development at Pearse Road provides accommodation for elderly people in 25 houses and apartments while Castle Gardens, Lawson House and the Moyne Nursing home offer private care facilities outside of the town.

The Council will facilitate the provision and expansion of built facilities to ensure accessible healthcare services are available in the town. Nursing homes and

residential care homes should be integrated wherever possible into the residential areas of the town where residents can avail of reasonable access to local services. Medical centres/surgeries and local health centres which meet the needs of and are easily accessible to local service users will be favourably considered in the town provided they do not impact on residential amenity and have adequate parking availability.

Enniscorthy Health Centre currently provides primary care. A 'primary medical centre' has also recently been granted permission at Blackstoops.¹⁰ The centre, if completed, will provide a one-stop shop for a range of medical and social care services, comprising of facilities for GP's, psychologists, physiotherapists, social workers, occupational therapists and speech and language therapists.

It is an objective of the Council:

Objective CF22

To promote the improvement and expansion of health and medical care facilities in the town which meet the needs of and are easily accessible to local service users.

¹⁰ The Government has announced plans for €115 million for two bundles of primary care centres which will be progressed by way of Public Private Partnership. Enniscorthy is not one of the 35 potential locations for a primary care centre which has been identified by the Minister for Health.

Chapter 10: Recreation, Sports and Public Rights of Way

10.1 Introduction

Recreation and sport are important components for a good quality of life and for the development of sustainable communities. Land use planning plays a vital role in ensuring land availability and providing diversity in the range of facilities, to address the needs of all ages and abilities. Recreation and sport benefit society as they can impact positively on mental health and physical health, and provide economic and social benefits. An Audit of Community, Arts and Sports Facilities carried out by Wexford County Development Board in 2008 identified a lack of concentration of sports facilities along with community facilities in Enniscorthy. However, significant progress has been made since then with developments including the Presentation Centre, Fair Green, Country Walk, Astro Active Centre at Bellefield and a MUGA at Cluain Dara. The town library was also refurbished and now provides free WiFi. A further MUGA, Eco Park Nature Zone and running track are planned for the town. It is the overall goal of this chapter to designate land in order to facilitate appropriately sited sport and recreation facilities. This chapter will also provide guidance on sport and recreational uses within development proposals.

10.2 Recreation

Recreation can mean different things to different people; be it listening to music, hiking, playing football or going to the cinema. It can occur not only in organised settings, but also around homes, schools, buildings and spaces throughout the town. The National Recreation Policy for Young Adults defines recreation as 'comprising all positive activities in which a person may choose to take part that will make his or her leisure time more interesting, more enjoyable and personally satisfying'¹¹. Recreation can be further defined as passive and active. Passive recreation, such as going to the cinema or visiting an art gallery, can have positive benefits for mental health, stress reduction and mental stimulation. Active recreation, which involves

¹¹ Teenspace: National Recreation Policy for Young People (2007) Office of the Minister for Children.

participation in physical activities such as walking, swimming and cycling, provides direct physical and mental health benefits. The Council has a role in promoting and making accessible active recreation facilities for all ages and abilities. It is also committed to ensuring the provision of recreational facilities in line with new residential developments.

It is an objective of the Council:

Objective RS 01

To ensure that adequate amenity and recreational open space and facilities are available for all groups of the population at a convenient distance from their homes and places of work.

Objective RS02

To promote and where possible provide universally accessible recreational activities which support an inclusive, flexible and adaptable approach to recreation provision.

Objective RS03

To facilitate and promote the development of indoor and outdoor recreational facilities, which can be shared with schools, on suitable sites where resources are available.

Objective RS04

To encourage the use of school grounds and associated recreational facilities outside of school hours by all members of the community provided that this does not conflict with the delivery of the education service.

Objective RS05

To manage to a high standard all of the Local Authority's public parks, playing fields and public open space in the town subject to the availability of resources.

Objective RS06

To promote recreation based tourism and associated employment opportunities in Enniscorthy.

Objective RS07

To facilitate the development of private lands for recreational purposes, having regard to the amenities of residents in vicinity and the environmental impact of the development.

Objective RS08

To consult with communities in identifying deficits and to be proactive in the provision of the necessary facilities, subject to available resources. To investigate avenues of funding and support local groups.

10.3 Sports

Sport is defined in the Council of Europe's European Sports Charter of 1993 as 'all forms of physical activity which, through casual or organised participation, aim at expressing or improving physical fitness and mental well-being, forming social relationships or obtaining results in competition at all levels'. The Oireachtas Library and Research Service prepared a spotlight on obesity, titled Obesity: A Growing Problem? (2011) in which it states that in Ireland, 61% of adults and 22% of 5-12 year olds are overweight or obese. It also stated that the percentage of (self-reported) obese adults in the south-east region is 15-15.4%. The midland region and the border counties have the highest levels at 15.4-15.8% and 15.8-16.2% respectively, whereas the remaining regions have lower obesity levels. While lack of physical exercise is not the sole contributing factor to the growing obesity epidemic, it is a contributing factor. A Special Action Group on Obesity was established by the government in 2011 and among its priorities is the promotion of physical activity, as the physical environment and lack of facilities are often cited as a contributing factor to inactive lifestyles. The Council, therefore, plays a vital role in providing places and spaces for sports to take place.

Within the Plan area, much of the space used for sporting activities belongs to privately managed clubs and organisations, such as soccer clubs, rugby clubs, together with schools, all of which provide invaluable facilities. The Enniscorthy Rugby Football Club (RFC) is located off the Ross Road, the Rapparees/Starlights Gaelic Athletic Association (GAA) Club at Bellefield provides for camogie, hurling

and football from eight years old to adults. Moyne Park Rangers plays from its pitch in Moran Park, the Shamrocks Rovers A.F.C. and Shamrocks GAA are located at Fr. Murphy Park, Enniscorthy United Athletic Football Club (AFC) plays from Neil O'Sullivan Park at Moran Park, Ajax Athletic Soccer Club is located at Pa Mernagh Park, Daphne View and located at Pearse Road are Enniscorthy Town AFC.

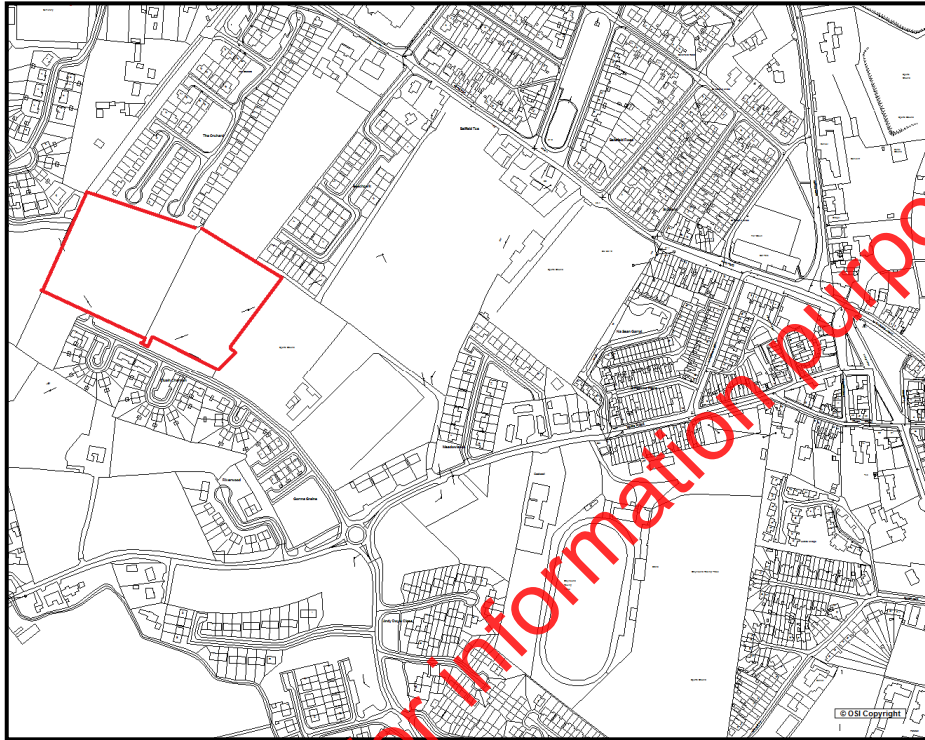
Another vital sport facility within the town is Astro Active located at Bellefield. It is a community based multi-sports facility for use by members of the community. It provides activities with equal access for people with disabilities. The multi-sports facility consists of an all weather surface suitable for sports such as athletics, soccer, hockey, GAA, fitness training, informal five-a-side soccer, youth group activities and under age sport development. Also located is an indoor sports area which can accommodate basketball, indoor soccer, badminton and tennis. The hall has fully equipped shower/changing rooms and ample car parking facilities.

Other sporting clubs within the town are the Slaney Sharks Swim Club which operates from the Waterfront Swim Pool, the Slaney Cycling Club which meet Sunday morning at the Duffry car park. The Enniscorthy Riverside Hotel has a leisure club with swimming pool and gym. There are two Multi User Games Areas (MUGA) located within the Plan area. The most recent of which opened in 2012 and is situated in Cluain Dara/Gimont Avenue on the green within the two estates. There is another in the Fairgreen located opposite Pettitts supermarket and St. Aidan's Villas. They consist of a new child's play area (26m x 17m), macadam surfacing with non-slip paint marked for football and basketball. They provide an opportunity for the nearby residents to get involved in sport at their doorstep. It is proposed to build a third MUGA at the Ross Road, and it is anticipated that this will be developed during the lifetime of the Plan.

The Council proposes to build a sport facility at Cherryorchard which is part funded through Sports Capital Programme which will be comprised of a multi-sports facility. This facility will incorporate a 8 lane 400m running track, 100m sprint track, 110m hurdles, steeplechase water jump, long jump, triple jump, javelin throw, pole vault facility, discus throwing circle, hammer throwing circle, shot put, natural playing pitch, high jump approach. It is envisaged that works will commence June/July 2013. This

development, given the range of facilities, has the potential to be of regional significance.

Figure 2: Site for Cherryorchard Sports Facility



It is an objective of the Council:

Objective RS 09

To promote and encourage a vibrant and active sports sector, with increased participation levels, good quality sustainable facilities and opportunities for people to play an active role in sport.

Objective RS 10

To develop sport, recreation and amenity facilities consistent with proper planning and sustainable development in appropriate locations, in partnership with local community and sports groups and/or private parties.

Objective RS 11

To identify deficits in sports facilities within the town and to be proactive in the provision of the necessary facilities, subject to available resources.

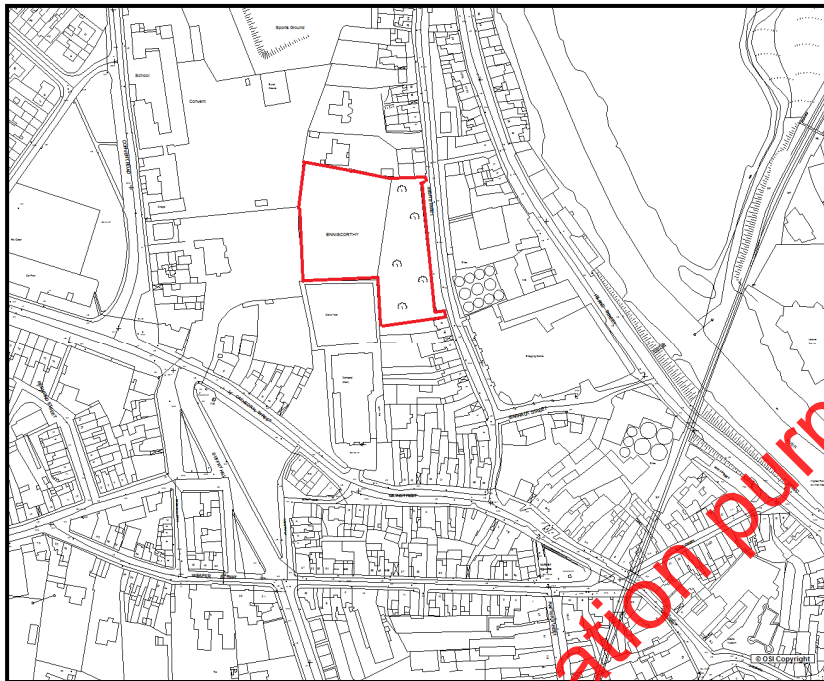
10.4 Open Spaces

Open space can provide a variety of functions, including passive recreation, active recreation, visual amenity, ecology, drainage and socio-economic needs. Adequate and accessible open space is an important consideration in assessing the quality of life in a town or area. There are a number of varying types of open space provision within Enniscorthy. The Fairgreen located opposite Pettits SuperValu supermarket and St. Aidan's Villas is a large public open space with a designated younger children's playground and a basketball court. Within the same locality is the Duffry green located between Duffry Hill and Cathedral Street. It comprises of a walled green area which has a number of seating benches. The town also benefits from the riverside playground and County Walk, the site of Vinegar Hill and the road network provides access to the surrounding countryside.

There are smaller open spaces within existing residential developments. New residential developments will be required to incorporate high quality, functional public open spaces which are passively overlooked and are accessible to all. Key landscape features such as trees, stone walls, rock outcrops, streams and ponds create distinctiveness in the landscape and give a place its own identity. Where such features exist they should be retained, where possible and incorporated into the design of new developments.

The Council has been active in the provision of open space, such as its proposal to provide a park off Irish Street linking to the Presentation Centre, to be known as the Orchard Eco Park Nature Zone. It is to be used as a recreational and educational open space. It will include a network of accessible paths, spaces and signage will allow the visitor experience interact and learn about different habitats and their value for biodiversity. It is envisaged that it will be a regionally valuable outdoor educational resource used by schools and community groups. This park will also provide accessibility from Irish Street to the Presentation Centre and onwards to improving permeability in the area.

Figure 3: The Orchard Eco Park Nature Zone



It is an objective of the Council:

Objective RS 12

To ensure that all residents have reasonable access to a range of different types of open space and that new open spaces are integrated with good access for pedestrians, cyclists and persons with specific design needs.

Objective RS 13

To carry out an audit of open space within the town to ensure all persons have access to a suitable level of appropriate open space including passive and active spaces at a local level.

Objective RS 14

To avoid loss of public and private recreational open space and facilities unless alternative recreational facilities are provided in a suitable location.

Objective RS 15

To require the provision of good quality, accessible, well located and functional open spaces in new residential developments in accordance with the standards

recommended in Sustainable Residential Development in Urban Areas: Guidelines for Planning Authorities and its companion document Urban Design Manual (DEHLG, 2008).

Objective RS 16

To ensure a detailed landscaping plan accompanies all applications for housing estates, significant industrial and commercial developments, prepared by a suitably qualified person demonstrating that the planting is appropriate to the site and the surrounding areas.

Objective RS17

To develop the Orchard Eco Park Nature Zone as shown on Map 12 for the purposes of providing a high quality accessible recreational and educational open space for both the town's residents and visitors to the town.

10.5 Children's and Young Adults Play and Recreational Facilities

10.5.1 Facilities for Young Children

The National Play Policy, *Ready, Steady, Play!* published by the National Children's Office (2004) aims to address the needs of younger children, particularly of primary school age. Its objective is to plan for an increase in public play facilities and improve the quality of life of children living in Ireland by providing them with more play opportunities. The Council recognises that play is very important in the learning and development of young children. The Council's aim is to work in partnership with local community groups to provide safe places for children to play within their communities and to assist young people to take pride in their area and safeguard their community for future generations. Currently there are young children's playgrounds located at the Fairgreen, the Promenade and Cluain Dara.

10.5.2 Facilities for Teenagers and Young Adults

Teenspace: National Recreation Policy for Young People prepared by the Office of the Minister of Children (2007) is aimed at young people between the ages of 12 and 18, and provides a strategic framework for the promotion of better recreational opportunities for that age group. It sets out objectives intended to give young people

a voice in what facilities they require, promote organised activities, ensure their needs are met and provide recreation opportunities for the marginalised, disadvantaged or young people with disabilities. The Council recognise that young adults have different needs in relation to play and recreation compared to younger children. Within the Plan are the introduction of MUGAs and open spaces throughout the town provide an opportunity for young adults to get involve in sport or to just 'hang out'.

It is an objective of the Council:

Objective RS 18

To maximise the range of play opportunities available to all children and young people, particularly children who are marginalised, disadvantaged or persons with disabilities.

Objective RS 19

To ensure that high quality play and recreation facilities are incorporated into new housing developments over 75 dwellings. Play facilities may include playgrounds, basket ball courts, tennis courts, hurling walls or other facilities considered appropriate by the Council. This standard may be modified in any particular case where there are significant reasons for doing so. Criteria that may be taken into account include the existing geographical distribution of play facilities and the emerging demographic profile of the area.

Objective RS 20

To encourage the development of Multi-User Games Areas (MUGAs) at appropriate locations and ensure that new community facilities and public open spaces are designed to allow flexibility in their use.

Objective RS 21

To identify deficits in the spatial distribution of facilities and to be proactive in the provision of the necessary facilities subject to available resources and investigate available funding.

10.6 Allotments/ Community Gardens

Public allotments and community gardens have a number of benefits including promoting healthy lifestyles, providing a cheap and local source of food and a reduction in food miles. Working an allotment is a healthy physical recreation for all age groups and gives people the opportunity for social contact and interaction with other members of the community.

It is the objective of the Council:

Objective RS 22

To promote the development of allotments or community gardens on suitable sites within Enniscorthy, taking into consideration the demand for such facilities.

10.7 Arts

The arts comprise of a range of different art forms, including literature, music, street arts, theatre and visual arts, which are important recreational activities. They are both passive and active forms of recreation. There are a number of opportunities to engage in the arts within the town. For instance, Enniscorthy has a number of music festivals (discussed in greater detail in Chapter 6) which bring a diverse range of music to both the young and old. Enniscorthy Castle provides a forum for the exhibition of art as they have many exhibitions throughout the year as well as theatre performances and historical re-enactments. There a number of clubs within the town involved in the arts such as dance classes operated from the Active Astro, the Enniscorthy Camera Club located at Friary Lane and 'Discovering Drama' classes at the Waterfront.

Enniscorthy's newest addition to venues for the arts is the Presentation Centre; a new multi-use arts venue formerly a church attached to a convent. The building was renovated to provide for a spacious reception and catering facility, a stage area with lighting and sound, 120 ground floor moveable seats and 40 balcony seats. It is available for a wide range of arts, performance, community and corporate events; and has been very successful. Another building which has the opportunity to be a venue for the arts is the Athenaeum, located on Castle Street which has fallen into

disrepair, however the town has got behind its restoration and a limited company was set up who are currently actively fundraising to secure the restoration of the building as a civic facility. Its re-establishment would be a great asset to the arts of Enniscorthy.

Enniscorthy Library also serves as a key arts and cultural outlet. It also has an important educational and recreational role within the community. Regular events that take place are reading groups for adults, creative writing groups and story time for toddlers. Through the introduction of free Wi-Fi the library has become a place for teenagers to hang out.

It is an objective of the Council:

Objective RS23

To promote arts and cultural activities and facilities in the town.

10.8 Public rights of way

Public rights of way constitute an important amenity and are an economic asset. They enable enjoyment of the county's high quality landscape and cultural heritage and are important for tourism development and recreation. A public right of way is a person's right of passage along a road or path, even if the road or path is not in public ownership. They can be created by use from time immemorial (the distant past beyond memory or record), by statute or by dedication by the full owner of the land.

The formal process for designating rights of way is dealt with in Section 14 of the Planning and Development Act 2000 (as amended). The Planning and Development (Amendment) Act 2010 introduced a new mandatory requirement for Development Plans to include an objective for the preservation of public rights of way which give access to seashore, mountain, lakeshore, riverbank or other places of natural beauty or recreational utility. The Council will endeavour to list and map public rights of way during the life of this Plan. Wexford County Council recognises the legal rights of all

landowners and that rights of access to their lands may only be obtained with their permission where an existing right of way or other legal entitlement does not exist.

It is an objective of the Council:

Objective RS24

To preserve public rights of way in accordance with Section 10 (2)(o) of the Planning and Development Act 2000 (as amended). These public rights of way shall be identified both by marking them on at least one of the maps forming part of the Development Plan and by indicating their location on a list appended to the Development Plan during the life of the Plan and the Enniscorthy Development Plan will be varied accordingly.

Objective RS25

To identify public rights of way within the plan area which give access to places of natural beauty or recreational utility both within and outside the plan area. Such areas may include riverbanks, seashores, mountains, lakeshores or other places of natural beauty or recreational utility and will be identified using the following methodology:

- Place an advert in local papers seeking submissions from the public to identify public rights of way which give access to seashore, mountain, lakeshore, riverbank or other places of natural beauty or recreational utility.
- Identify existing rights of ways, paths, and access points to seashore, mountain, lakeshore, riverbank or other places of natural beauty or recreational activity within the town.
- Carry out a desktop analysis of public records, maps, aerial photographs and newspaper accounts to identify reputations of public rights of way.
- Once the list is compiled, advertise and put on display the proposed list of public rights of way. The public will be invited to make submissions on the validity of the public rights of way.
- Endeavour to verify and list the public rights of way and begin the formal process for designating rights of way under Section 14 of the Planning and Development Act 2000 (as amended).

- Vary the Plan to include the list and map showing the public rights of way.

Objective RS26

To ensure that development does not impinge on public walking routes and public rights of way.

No legal status - for information purposes only

Chapter 11 Heritage

11.1 Introduction

Heritage is defined in the Heritage Act, 1995 as including monuments, archaeology, heritage objects, architecture, flora, fauna, wildlife habitats, landscapes, seascapes, wrecks, geology, heritage gardens and parks and inland waterways. Heritage is therefore all around us. It is reflected in the landscape in which we live and it is reflected in how we perceive that very landscape. Aspects of our heritage help to define us and they contribute to the development of a strong sense of identity and pride. In addition, heritage is essential to our economy being one of our greatest selling points in the domestic and international tourism markets.

The conservation and management of the built, natural and cultural heritage of the town and environs area is a major function of the Plan. This chapter sets out the objectives to conserve, raise awareness and promote enjoyment of all aspects of the built, natural and cultural heritage of the plan area.

It is the objective of the Council.

Objective HT01

To ensure that the use of the town's heritage assets is managed in a manner that does not adversely impact on the intrinsic value of the assets.

Objective HT02

To support the preparation of a Heritage Plan for County Wexford which will assist the sustainable management and promotion of the county's and town's valuable heritage.

Objective HT03

To ensure that development proposals do not have an unacceptable impact on the town's heritage unless there is a reason of overriding public interest for such development. Any such development shall be compliance with all other planning and environmental criteria.

11.2 Architectural Heritage

Enniscorthy is fortunate to be endowed with many layers of heritage, including a rich archaeological history, impressive architectural fabric, set in an attractive built and natural environment. Laid out on the hills overlooking the River Slaney, its steeply rising streets, with fine three- and four-storey buildings levelling out to a series of open civic spaces, form a townscape of great variety and quality. Its densely-built hilltop town centre contrasts with the more open landscape on the east side of the Slaney including Turret Rock and the historically-significant Vinegar Hill. Together this is a cultural landscape of considerable historic and aesthetic quality.

It is important to ensure that the architectural and historic character of the town and the quality of its townscape is conserved. The level of development over recent years has brought many changes to the built environment and architectural conservation therefore has become an increasingly important element of planning. The Convention for the Protection of the Architectural Heritage of Europe (The Granada Convention), drawn up by the Council of Europe and signed at Granada in 1985, was ratified by Ireland in 1997. As a result, comprehensive and systematic legislative provisions for the protection of the architectural heritage were introduced by the Government as part of the Planning and Development Act 2000 (as amended).

11.2.1 Protected Structures

It is now a mandatory requirement of the Development Plan to include a Record of Protected Structures (RPS). The Protected Structures are listed in Appendix 3 and shown on Map 6(a) and 6(b). A Protected Structure is a structure that the Council considers to be of special interest from an architectural, historical, archaeological, artistic, cultural, scientific, social or technical point of view. Each owner and occupier of a Protected Structure is legally obliged to ensure that the structure is conserved 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.

In relation to a Protected Structure or a Proposed Protected Structure, the meaning of the term includes the structure, the interior of the structure, the land lying within the curtilage of the structure, any other structure lying within the curtilage and its interior, all fixtures, fittings and features which form part of the interior or exterior of the structures. The protection also extends to the attendant grounds and any structure specified for protection therein.

The effect of Protected Structure status is to ensure that any changes or alterations to the character of a structure are carried out in such a way that the existing character is retained and/or enhanced. Works which would, in the opinion of the Planning Authority, have a material effect on the character of the structure will require planning permission.

It is important to note that not all works to a Protected Structure will constitute material alterations but that some works which would be exempt in an ordinary structure may require planning permission when carried out to a Protected Structure. Under Section 57 of the Planning and Development Act 2000 (as amended), owners and occupiers of Protected Structures can request a declaration from the Planning Authority as to the type of works that it considers would or would not materially affect the character of the structure and consequently, which works would or would not require planning permission. In general, works of re-decoration, changing of sanitary ware and kitchen fittings do not require planning permission. Many works of repair and maintenance do not require planning permission; however to ensure compliance it is recommended to seek the opinion of the Planning Authority.

11.2.2 Change of Use and Extension of Protected Structures

Sympathetic reuse and/or development of structures, including appropriate contemporarily-designed additions to Protected Structures, can allow our architectural heritage to continue to offer aesthetic, environmental and economic benefits for future generations. It is often necessary to permit new extensions to a Protected Structure so as to adapt it to modern living or to make it economically viable. Proposals for new structures or extensions need careful consideration and the Council will require that new development should not have any adverse effects on the character of the structure. A high quality contemporary design approach will

be promoted when larger scale extensions are proposed, or for new buildings in the curtilage of Protected Structures. Contemporary design approaches may include traditional, vernacular or modern styles.

Over recent years there has been increasing pressure for housing in County Wexford whilst the need for a greater housing mix has also developed. Historic buildings often present an opportunity to provide accommodation in upper floors above ground floor shops and offices. Mixed uses also provide variety and vibrancy to an area whilst preventing a building from falling into dereliction.

11.2.3 Retention and Re-Use of Older Buildings that are not Protected

The retention, rehabilitation and reuse of older buildings, even where they are not protected, can play a pivotal role in the sustainable development of the town. Enniscorthy contains many older buildings and the Council recognises the contribution made by older buildings, both individually and collectively, to the unique character, heritage and identity of the town. Much of the older housing stock, built by the entrepreneurs and industrialists of the town, such as the terraces of Irish Street, Island Street and John's Street, retains its character, despite the loss of original features. The retention and reuse of older buildings can also produce environmental benefits through the reduction in waste generated.

Historic buildings comprise a range of construction materials that contribute to the character, colour, texture, and patina of age of a building. The retention of original and early building fabric will be encouraged. Much of the technical advice related to Protected Structures can be adapted for more modest buildings which are not protected.

11.2.4 Protection of Elements of Architectural Heritage Merit

Many other elements of the built environment, such as historic gardens, stone walls, ditches and street furniture make a positive contribution to our built heritage. Everyday and non-structural elements can make an important contribution to the character of an area and help create a distinctive sense of place. Enniscorthy is also characterised by features that derive from its industrial history, e.g. tunnels and millraces, and from its location on hills, e.g. retaining walls and steps. Carelessness

and a lack of awareness can result in the loss of these elements. Such elements should be maintained and retained when local improvement works are carried out. Such items include lamp standards, vent pipes, post boxes, milestones, wheelguards, waterpumps, paving, kerbing, cobbles and setts, iron gates, railings, bootscrapers, plaques, statues, other monuments and stone walls.

It is an objective of the Council:

Objective AH01

To protect the architectural heritage of Enniscorthy and to include structures considered to be of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest in the Record of Protected Structures.

Objective AH 02

To protect the curtilage of Protected Structures or Proposed Protected Structures from any works which would cause loss of, or damage to, the character and special interest of the structure and loss of or damage to, any structures of heritage value within the curtilage or any specified features in the attendant grounds of the structure.

Objective AH03

To encourage development within the curtilage of a Protected Structure that is compatible with its character in terms of siting, building lines, proportions, scale, massing, height, roof treatment and materials. This does not preclude putting forward innovative and accessible contemporary designs that respect the context of the Protected Structure.

Objective AH04

To promote the maintenance and appropriate reuse of Protected Structures, and older buildings of architectural heritage merit which are not protected but which make a positive contribution to the character, appearance and quality of local areas and the sustainable development of the county.

Objective AH05

To promote the retention of original or early building fabric including timber sash windows, stonework, brickwork, joinery, render and slate. Likewise, the Council will encourage the re-instatement of historically correct traditional features.

Objective AH06

To encourage the retention of those elements that give a Protected Structure its special interest where the structure has suffered damage by fire or other accidental causes and where those elements have survived either in whole or in part.

Objective AH07

To ensure that applications in relation to Protected Structures include an architectural heritage assessment/architectural impact assessment report, prepared by a suitably-qualified person. This report should assess the implications of the development on the character of the structure and the area in which it is located and propose mitigatory measures for any negative impacts. This should be prepared in accordance with Appendix B of Architectural Heritage Protection - Guidelines for Planning Authorities (DEHLG, 2004) and any subsequent publications.

Objective AH08

To ensure that all applications for Protected Structures are assessed by taking into consideration the advice contained in Architectural Heritage Protection - Guidelines for Planning Authorities (DEHLG, 2004), the advice contained in Access Improving the Accessibility of Historic Buildings and Places-Advice Series (NDA, 2011) and any subsequent guidelines.

Objective AH09

To encourage the repair and retention of traditional timber, stone, rendered, tiled and/or vitrolite shop fronts and pub fronts, including those which may not be Protected Structures.

Objective AH10

To facilitate the continued use of Protected Structures and the retention of older buildings of heritage value, the Planning Authority will give consideration to the

relaxation of zoning, car parking and other development management requirements in appropriate circumstances.

Objective AH11

To seek the retention of elements of the architectural heritage of Enniscorthy, such as historic gardens, stone walls, ditches and street furniture (including lamp standards, vent pipes, post boxes, milestones, wheelguards, waterpumps, paving, kerbing, cobbles and setts, iron gates, railings, bootscrapers, plaques, statues and other monuments) that make a positive contribution to the built heritage, where appropriate.

Objective AH12

To seek to ensure that elements of the industrial heritage of Enniscorthy, such as historic millraces, weirs, sluices, viaducts, aqueducts, bridges, etc are retained and integrated into any new development.

Objective AH13

To retain and enhance the form of groups of terrace buildings on the approach roads to the town centre, especially as regards roofscapes, chimneys, shape of opes and finishes.

11.2.5 Architectural Conservation Areas (ACAs)

Part IV of the Planning and Development Act 2000 (as amended) requires that, where warranted, Development Plans include objectives to preserve the character of places, areas, groups of structures or urban areas that are of:

- a) Special architectural, historical, archaeological, artistic, cultural, social or technical interest or value
- b) Contribute to the appreciation of Protected Structures.

These areas are described as Architectural Conservation Areas (ACAs). ACA legislation may be used to protect the following:

- Groups of structures of distinctiveness or visual richness or historical importance;

- The setting and exterior appearance of structures that are of special interest, but the interiors of which do not merit protection
- The setting of a protected structure where this is more extensive than its curtilage
- Designed landscape where these contain groups of structures as in, for example urban parks, the former demesnes of country houses and groupings of archaeological or industrial remains;
- Groups of structures which form dispersed but unified entities but which are not within the attendant grounds of a single dominant protected structure.¹²

A detailed conservation and townscape analysis of Enniscorthy town was commissioned by the Council in 2007. Arising from this, three ACAs have been designated in Enniscorthy. They are shown on Map 6(a) and 6(b) and are:

- Enniscorthy Town Historic Core
- Templeshannon
- Vinegar Hill and Surrounding Environs

Detailed character statements have been compiled for these areas and are contained in Appendix 4.

The protection afforded by the ACA designation includes the exterior of structures – elevations, roof slopes, chimneys and curtilage buildings. ACA designation does not give protection to the interior of a building, (although the building may also be a Protected Structure). This protection includes the public domain and features therein.

11.2.6 Works within ACAs

In accordance with Section 82 of the Planning and Development Act 2000 (as amended), 'The carrying out of works to the exterior of a structure located in an architectural conservation area shall be exempted development only if those works

¹² Architectural Heritage Protection Guidelines for Planning Authorities (Department of Environment, Heritage and Local Government, 2004)

would not materially affect the character of the area'. Thus some works which would be exempt in an ordinary structure may require planning permission when carried out to a building or site in an ACA. Many works of repair and maintenance do not require planning permission; however to ensure compliance it is recommended to seek the opinion of the Planning Authority.

Proposals for demolition and new development in ACAs will be assessed by the Planning Authority in accordance with the criteria outlined in Section 3.10 of the Guidelines for Planning Authorities.

Example of works that might alter the character of the ACA and require planning permission

- Changing the roof profile
- Re-roofing with any material other than a natural slate.
- Changing the finish of external walls
- Removing or altering chimneys
- Erecting an extension
- Changing the boundary treatment
- Erecting or altering shop-fronts and signage
- Changing the design, materials and finish of windows, doors and cills
- Adding satellites, antennae, roof lights or dormers
- Removal of embankments or stone walls

This is not a complete list and is included for guidance purpose only. It is recommended that advice is sought in advance on whether or not planning permission is required.

It is an objective of the Council:

Objective ACA01

To preserve the character of the three designated Architectural Conservation Areas in Enniscorthy.

Objective ACA02

To ensure that all proposed developments are carried out to the highest architectural and urban design standards within the Architectural Conservation Areas.

Objective ACA03

To promote public awareness of the character and special interest of the designated ACAs and to provide assistance and guidance in preserving these.

Objective ACA04

To ensure that all proposed developments have regard to the character statement and design guidance for ACAs in Appendix 4.

11.2.7 Graveyards

The importance of historic burial grounds as a primary physical source for the history of the town is significant. Graveyards could, through careful management, provide additional passive amenity spaces as well as contributing to the heritage tourism potential of Enniscorthy.

The primary role of any graveyard is to provide a place to bury and commemorate the dead, and to provide a focal point for mourning and religious observance. However, because they provide green oases within built-up areas, graveyards are also places for rest and contemplation in a more general sense, offering opportunities for fresh air and exercise, or simply a place for quiet communion with nature. The interweaving of architecture, sculpture, landscape, wildlife and poetry is like no other place in the historic environment. In conserving and managing these landscapes there is a need to take into account all of their special meanings and characteristics, and also the dynamics of the working cemetery receiving new burials.

Most historic graveyards are protected under the National Monuments Acts or may be Protected Structures. Wexford County Council recognises the importance of graveyards to local communities and the significant role played by communities in maintaining burial grounds. The Council will continue to work in partnership with

communities in providing funding and seeking funding to safeguard the county's burial grounds.

It is an objective of the Council:

Objective G01

To preserve and enhance Enniscorthy's historic graveyards through improved management and access and community stewardship and to provide historical information at each location and promote the unique character of each of the burial grounds to the surrounding residents and property owners.

Objective G02

To promote the use of Graveyards Plans as a means of identifying the significance of each graveyard and of co-ordinating maintenance and conservation works and the required permissions, as well as any promotional activities desired.

11.3 Archaeological Heritage

Enniscorthy has an abundant and diverse archaeological heritage. Archaeological heritage is a non-renewable resource which helps us to understand how cultures and past societies developed. It consists of material remains in the form of sites and monuments, as well as artefacts or moveable objects. 'Monuments' refer to man-made structures or natural features altered by man while 'sites' are normally situated below ground and may have no visible surface features at all. Archaeological sites and monuments vary greatly in date and form. Examples include earthworks, megalithic tombs, medieval buildings, urban archaeological deposits and underwater features such as wrecks. Sites and monuments which survive not only enrich our landscapes and townscapes but are essential to understanding our past.

11.3.1 National Monuments Acts

Enniscorthy can trace its origins back to 510 when it was founded by St Senan. While much of the present built fabric dates from the eighteenth and nineteenth centuries, the town does retain important medieval structures, most notably Enniscorthy Castle of 1205. After the dissolution of the monasteries the Castle and

Friary was granted to Edmund Spenser. Subsequently the Castle lands and Friary were given to Sir Henry Wallop whose descendant held the title of the Earl of Portsmouth. The Castle was renovated in 2010. Excavations in recent years have revealed much other archaeological fabric elsewhere in the town's centre.

Archaeological sites and monuments are protected under the National Monuments Acts 1930-2004. The Record of Monuments and Places (RMP), which was established under Section 12 of the National Monuments (Amendment) Act 1994, provides a statutory list of all protected archaeological monuments in Ireland. It includes a set of maps and a list of monuments and places for each County. These are known as Recorded Monuments. Zones of archaeological potential are also included. The historic town core of Enniscorthy is a Recorded Monument and a zone of archaeological potential. The recorded monuments within and up to circa 100m from the boundary of the plan area are shown on Map 7 and listed in Table 14. The RMP is not an exhaustive list of all archaeology in existence. Additional newly-identified sites are included on Map 7 and other sites may be listed on www.archaeology.ie.

Where the owner or occupier of a property, or any other person proposes to carry out, or to cause, or to permit the carrying out of any work at or in relation to, or near, a monument which is included on the Record of Monuments and Places, they are required to give notice in writing to the Minister two months before commencing that work.

The Register of Historic Monuments was established under Section 5 of the National Monuments (Amendment) Act 1987. The Register may include both historic monuments and archaeological areas. There are none in the Plan area.

A 'National Monument' is defined as a monument or the remains of a monument, the preservation of which is a matter of national importance by reason of the historical, architectural, traditional, artistic, or archaeological interest. National Monuments in State guardianship or ownership have a notice on the site which states that the monument is a National Monument and is protected under the National Monuments Acts. Many of the archaeological sites in the ownership or in the charge of the

Council are considered National Monuments because of this ownership role. Proposed work on these sites requires consent from the Minister before commencing that work.

In accordance with Section 8 of the National Monuments Act, 1930 a Preservation Order may be made by the Minister where a monument, which in his opinion is a national monument, is in danger of being or is actually being destroyed, injured or removed, or is falling into decay through neglect. There are no Preservation Orders in the Plan area.

No legal status - for information purposes only

Table 14: Recorded Monuments

Monument	Townland	RMP No.
Moated site	Clavass	WX020-008
Moated site	Moyne Upper	WX020-017
Enclosure	Moyne Upper	WX020-018
Cist	Enniscorthy	WX020-030
Enclosure	Clonhasten	WX020-033001
Excavation – miscellaneous	Clonhasten	WX020-033002
Burnt mound	Clonhasten	WX020-033003
Ring-ditch	Clavass	WX020-066
Historic town	Enniscorthy, Templeshannon	WX020-031
The Historic town monument includes the following, but is not limited to, archaeological sites, features and/or object		
Church	Templeshannon	WX020-031001
Religious house- Franciscan friars	Enniscorthy	WX020-031002
Castle - tower house	Enniscorthy	WX020-031003
Church	Enniscorthy	WX020-031004
Graveyard	Enniscorthy	WX020-031005
Bullaun stone	Templeshannon	WX020-031006
Well	Templeshannon	WX020-031007
Tannery	Enniscorthy	WX020-031008
Graveyard	Templeshannon	WX020-031009
Tannery	Templeshannon	WX020-031010
Cross (present location)	Enniscorthy	WX020-031011
Cross (present location)	Enniscorthy	WX020-031012
Cross-slab (present location)	Enniscorthy	WX020-031013
Ogham stone (present location)	Enniscorthy	WX020-031014
Font (present location)	Enniscorthy	WX020-031015
Cross-inscribed stone (present location)	Enniscorthy	WX020-031016

Table 15: Newly Identified Archaeological Sites

Monument	Townland	RMP No.
Architectural feature	Enniscorthy	WX020-070
Burnt Mound	Clonhasten	WX020-074
Burnt Mound	Clonhasten	WX020-075

Table 16: National Monuments in State Ownership or Guardianship

No.	Monument	Townland	Status	RMP No.
392	Windmill on Vinegar Hill	Templeshannon	Guardianship	WX020-032

11.3.2 Underwater Archaeology

Underwater archaeology is very relevant to Enniscorthy's River Slaney and the watercourses that run into it. It may consist of terrestrial, riverbank and intra-riverine (underwater) sites like the known and recorded, upstanding remains (e.g. monastic sites) but also those that lie buried within the banks of the water courses, such as old quays, fishtrap remains, landing places, stone steps, logboats and wrecks. Under the National Monuments Acts 1930-1994 all underwater archaeological structures, features and objects are protected. The Shipwreck Inventory of Ireland includes all known wrecks for the years up to and including 1945. There are currently over 10,000 entries on the Inventory. All shipwrecks over one hundred years old are protected under the National Monuments Acts 1930-2004. Underwater archaeology must not be interfered with, except in accordance with a licence issued by the Minister for Arts, Heritage and the Gaeltacht. An Underwater Heritage Order may be made by the Minister in respect of an area on, in or under the sea bed, or on land covered by water where there is thought to be a wreck or archaeological object and which, because of its historical, archaeological or artistic importance, ought to be protected.

11.3.3 Battlefields-Vinegar Hill

The Department of Environment, Heritage and Local Government are carrying out a study of at least 75 sites around the country, including one in County Wexford at famed Vinegar Hill. This major new initiative is researching the key battlefield sites in Irish history on Irish soil, their location, extent and historical/archaeological

backgrounds. Where they survive, battlefields may contain important topographical and archaeological evidence that can increase our knowledge and understanding of momentous events in Irish history. The aim of the project is to assist in identifying the appropriate statutory protection that should be extended to battlefield sites.

Vinegar Hill was the nucleus of the largest battle during the 1798 Rebellion with a 15,000 strong British military trained army fighting an army of 20,000 rebels with the majority armed only with locally forged long handled pikes. There were two battles in the engagement, in the streets of Enniscorthy town and on the hill itself, causing the rebels to retreat. The remains of a windmill on Vinegar Hill are already registered as a National Monument and a Protected Structure. An area around Vinegar Hill has been designated as an Architectural Conservation Area. The ACA aims to preserve the character of the area and the many physical features remaining on the hill, including earthen banks, stone walls etc, which provided shelter during the battle as well as routeways and field patterns.

It is an objective of the Council:

Objective ARH01

To protect the archaeological heritage from damage.

Objective ARH02

To have regard to the Record of Monuments and Places (RMP), to National Monuments, the Urban Archaeology Survey for Enniscorthy town, and the newly-identified sites identified on Map 7, when dealing with planning applications for development or threats to recorded items. Development shall be controlled in the vicinity of a recorded feature where it detracts from the setting of the feature or where it is seriously injurious to its cultural or educational value. The Council shall consult with the National Monuments Service in the Department of Arts, Heritage and the Gaeltacht where required under planning legislation or where otherwise deemed necessary and appropriate.

Objective ARH03

To have regard to the Zone of Archaeological Potential within Enniscorthy town when dealing with planning applications for all development, including public sector development. This area is identified on Map 7. Where permission for such proposals is granted, the applicant will have due regard to the recommendations to the National Monuments Service and the Heritage and Planning Division in the Department of Arts, Heritage and the Gaeltacht. This may involve the employment of a licensed archaeologist at the expense of the developer to record any archaeological remains uncovered and to supervise all excavation works.

Objective ARH04

To promote public awareness of the rich archaeological heritage in the area.

Objective ARH05

To require an archaeological assessment for development that may, due to its size, location or nature, have a significant effect upon archaeological heritage, including underwater archaeology, and to take appropriate measures to safeguard this archaeological heritage. In all such cases the Council shall consult with the National Monuments Service in the Department of Arts, Heritage and the Gaeltacht on these matters. Any such assessments shall be carried out by a licensed archaeologist.

Objective ARH06

The Council will, in co-operation with relevant bodies, seek the publication of the results of archaeological excavations carried out within the town of Enniscorthy.

Objective ARH07

To promote a presumption in favour of "preservation in situ" of archaeological remains and settings, in accordance with government policy, when dealing with proposals for development that would impact upon archaeological sites and/or features. Where preservation in-situ is not possible the Council will consider preservation by record in appropriate circumstances.

Objective ARH08

To retain existing street layouts, historic building lines and traditional plot widths which derive from medieval or earlier origin, except in circumstances where there is a reason of justifiable public interest.

Objective ARH09

To require any proponents of development proposals within or along the banks of the River Slaney and its watercourses with the potential to impact on the archaeological heritage to engage in consultation with the National Monuments Service of the Department of Arts, Heritage and the Gaeltacht.

Objective ARH10

To protect the historic and archaeological landscape of Vinegar Hill, and to continue to promote access to and understanding of it.

Objective ARH11

To ensure that where development is proposed within the identified battlefields of Enniscorthy, archaeological assessment is sought and archaeological recording carried out.

Objective ARH12

To carry out archaeological studies to increase understanding of the Vinegar Hill and associated battlefields of the 1798 Rebellion in Enniscorthy.

11.4 Natural Heritage

Natural heritage, often referred to as biodiversity, includes everything from trees to weeds, from mammals to birds, from coast to countryside. Biodiversity is important for many things including food, fertile soils and clean air and water. It can be threatened by the development of land and human activity. Therefore, it is important that the development objectives in the Plan are balanced with conservation measures and objectives which ensure that the town's natural heritage is protected and conserved.

The Planning and Development Act, 2000 (as amended) also requires planning authorities to include objectives in their development plans to conserve and protect the environment, including natural heritage and the conservation and protection of European sites.

Enniscorthy has a rich and diverse natural heritage including river habitats and riparian habitats, groups of trees and hedgerows. Elements of the town's natural heritage are protected under European and national legislation. Map 8(a) identifies the important natural heritage sites and ecological habitat corridors in and adjoining the plan area.

The aim of the Council is to conserve and protect the natural heritage of the town and environs area and to ensure that the ecological integrity of all natural heritage sites, designated or proposed for designation under European and national legislation, are protected.

11.4.1 Draft County Wexford Biodiversity Action Plan 2012-2017

Ireland's second National Biodiversity Plan entitled 'Actions for Biodiversity 2011-2016' recognises that local authorities play a key role in promoting and delivering the conservation of biodiversity and recommends that the authorities prepare and implement local biodiversity action plans in partnerships with the main stakeholders in the area.

The Draft County Wexford Biodiversity Action Plan 2012-2017 provides a framework for the conservation, management and enhancement of the rich natural heritage and biodiversity in the county during its five-year lifetime. The overall aim of the plan is to protect the county's biodiversity through actions and raising awareness. The key objectives of the Plan are:

1. To identify biodiversity information and fill data gaps for the county, prioritise habitats and species for protection and inform conservation action and decision making.
2. Make information on biodiversity available.
3. Raise awareness across all sectors, groups and ages, of Wexford's biodiversity, its value and the issues facing it and encourage people through

various media, training and innovative initiatives to support biodiversity conservation.

4. Promote and support best practice in biodiversity conservation taking into account national and local priorities.
5. Incorporate and raise the profile of biodiversity conservation issues in the local authority's actions and policies.

11.4.2 Designated Sites

There are a number of designations which offer protection or require that particular areas of our natural heritage are managed. These include Special Areas of Conservation, Special Protection Areas and Natural Heritage Areas.

There are also a number of species which are protected under the EU Birds Directive (79/409/EEC), EU Habitats Directive (92/43/EEC) and Wildlife Acts.

Other legislation including the EU Shellfish Waters Directive (2006/113/EC) and the European Communities Environmental Objectives (Freshwater Pearl Mussel) Regulations 2009 (S.I. No. 296 of 2009) combine with the Water Framework Directive to provide protection to specific species and areas.

11.4.3 Natura 2000 Sites

Natura 2000 sites are a network of sites of the highest biodiversity importance in Europe designated under the EU Birds Directive (79/409/EEC) and the EU Habitats Directive (92/43/EEC). They are comprised of Special Protection Areas (SPA) and Special Areas of Conservation (SAC).

Special Protection Areas (SPA), established under the EU Birds Directive (79/409/EEC), provide for the protection and conservation of Annex I (rare and threatened bird species), regularly occurring migratory species and for bird habitats (particularly wetlands).

Special Areas of Conservation (SAC), established under the EU Habitats Directive (92/43/EEC), provide for the protection and conservation of habitats and species

listed in Annex I (habitats) and Annex II (species – not birds) of the Habitats Directive.

There are three SACs and one SPA within a 15km radius of Enniscorthy:

- Slaney River Valley SAC (site code 000781)
- Blackstairs Mountains SAC (site code 000770)
- Screen Hills SAC (000708)
- Wexford Harbour and Slobs SPA (site code 004076)

The priority habitats and species in each of these SACs and SPA are discussed in further detail in both Appendix 7 Appropriate Assessment Screening Report and the Draft County Wexford Biodiversity Plan 2012-2017.

11.4.4 Habitats Directive and Appropriate Assessment

With regard to Natura 2000 sites, Articles 6(1) and 6(2) of the Habitats Directive require that member states:

- Take appropriate conservation measures to maintain and restore the habitats and species for which the site has been designated to a favourable conservation status;
- Avoid damaging activities that could significantly disturb these species or deteriorate the habitats of the protected species or habitat types.

Articles 6(3) and 6(4) of the Habitats Directive and Section 177 of the Planning and Development Act 2000 (as amended), require that plans and projects are screened to assess, in the view of best scientific knowledge, if the plan or project, individually or in combination with another plan or project is likely to have a significant effect on a Natura 2000 site(s). In the event that the screening indicates that the plan or project will, either directly or indirectly, on its own or in combination with other plans and projects, have a significant effect on a Natura 2000 site(s), the plan or project must be the subject of a full Appropriate Assessment.

Having considered the conclusions of the Appropriate Assessment, the competent authority shall agree to the plan or project only if they are satisfied that it will not

adversely affect the integrity of the site concerned or, where in the absence of alternative solutions, the plan or project is deemed imperative for reasons of overriding public interest, including in certain instances those of a social or economic nature. In accordance with Section 177W and 177AA of the Planning and Development Act 2000 (as amended), where the subject site hosts a priority natural habitat type and/or a priority species, the only imperative reasons of overriding public interest that may be considered are those relating to human health, public safety, beneficial consequences of primary importance to the environment or, further to an opinion from the European Commission, other imperative reasons of overriding public interest.

In such cases, the competent authority shall notify the Minister for the Environment, Community and Local Government of the imperative reasons of overriding public interest and propose compensatory measures that are necessary to ensure that the overall coherence of Natura 2000 is protected. Where the Minister decides that the plan or project is necessary for imperative reasons of public interest and is satisfied with the compensatory measures proposed, he/she shall inform the authority and the authority may decide to make the plan or grant consent for the proposed development with or without conditions. The Minister shall inform the European Commission of the matter, including the compensatory measures.

11.4.5 Natural Heritage Areas and County Geological Sites

There are currently no Natural Heritage Areas (NHAs) within or adjoining the plan area. The Slaney River Valley is a proposed Natural Heritage Area (pNHA).

The GSI, in partnership with the National Parks and Wildlife Service of the Department of Arts, Heritage and the Gaeltacht is currently identifying important geological and geomorphological sites throughout the country for designation as NHAs. The Irish Geological Heritage (IGH) Programme is identifying and selecting the very best national sites for NHA designation, to represent the country's geology. These have not yet proposed Natural Heritage Areas. It is also identifying many sites of national or local geological heritage importance, which are classed as County Geological Sites (CGS), although these will not receive the statutory protection of NHA sites. Some of these sites overlap with SACs and some are

already pNHAs. To date, the GSI have identified 38 geological heritage sites in County Wexford; two of these are located in the plan area.

Table 17: Geological Heritage Sites in Plan Area

Location	Summary description	Recommended Designation
Greenville farmyard	This site is of critical importance in the biostratigraphy of the Ordovician of southeast Ireland, as it is in the Oaklands Formation at the top of the lower Ordovician Ribband Group. Formerly, it was considered to be of Llanvirn age, but recent revision of the graptolites has shown it is actually of early Arenig age. This is of considerable importance for constraints on the development of the regional, Caledonide geology.	NHA
River Slaney		NHA

Both of these sites are recommended as being protected as NHAs and there are no recommended County Geological Sites in the plan area. However, as the recommended NHAs could become County Geological Sites (if they are not designated as NHAs,) an objective on CGS has been included.

11.5 Nature Heritage Outside of Designated Sites

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

Article 10 of the Habitats Directive states that;

'Member States shall endeavour, where they consider it necessary, in their landuse planning and development policies and, in particular, with a view to improving the ecological coherence of the Natura 2000 network, to encourage the management of

features of the landscape which are of major importance for wild fauna and flora. Such features are those which, by virtue of their linear and continuous structure (such as rivers with their banks or the traditional systems for marking field boundaries) or their function as stepping stones (such as ponds or small woods), are essential for the migration, dispersal and genetic exchange of wild species.'

Many habitats of conservation concern particularly designated sites are linked to the surrounding landscape by natural and manmade features such as water courses (rivers, streams, canals and drainage ditches), hedgerows, treelines, roads and railways. Therefore, areas of conservation concern must not be considered in isolation. Their linkages and buffer zones must also be protected to ensure the continued migration of species and genetic diversity throughout the entire area.

Issues related to connectivity, including maintaining and establishing connections between protected areas, play an integral role in land-use planning. The Plan aims to improve the ecological situation in urban areas and enhance connectivity between small fragmented areas. These features are identified on Map 8(a).

11.5.1 Ecological Networks and Wildlife Corridors

In accordance with Article 10 of the Habitats Directive and the Planning and Development Act 2000 (as amended) the Planning Authority is required to include objectives in its development plan to encourage the management of features of the landscape which are of major importance for wild fauna and flora. Such features are those which, by virtue of their linear and continuous structure (such as rivers with their banks or the traditional systems for marking field boundaries) or their function as stepping stones (such as ponds or small woods), are essential for the migration, dispersal and genetic exchange of wild species.

11.5.2 Ecological Networks

Ecological networks are a network of core habitats linked by linear and continuous structures such as rivers, hedgerows or stepping stones such as ponds or small woods. These networks are essential for the migration, dispersal and genetic exchange of wild species.

11.5.3 Wildlife Corridors

Wildlife corridors are made up of hedgerows, riparian zones, tree lines and wetlands and are an important feature of the landscape. These corridors provide a vital habitat for many species and also function as a corridor for animals, birds, bats, insects and other species to move through. It is particularly critical that these wildlife corridors are retained to allow for the free movement of species for purposes of feeding, nesting and breeding within their wider habitat. These networks facilitate the dispersal and reduce the risk of extinction of a species due to excessive habitat fragmentation and the isolation of small fragmented population.

11.5.4 Ecological Buffer Zones

The provision of ecological buffer zones is important in terms of their contribution to flood storage, nutrient and silt loading and for the protection of biodiversity. The following should be considered proposing buffer zones:

- Conservation value of the feature to be protected.
- Intensity of adjacent land use.
- Tolerance of the species and habitat to disturbance.
- Buffer characteristics, for example, slope, soil type.
- The functions of the buffer.
- Proximity to existing development and lands zones for development.
- Areas that are practicable and appropriate to manage.

11.5.5 Trees and Hedgerows

Trees, whether individually or in groups, make a valuable contribution to the biodiversity and amenities of the town. It is important to consider trees in the preparation and assessment of development proposals. The Plan will seek to preserve specimen trees of substantial visual, cultural or ecological importance. Appropriate new planting will be encouraged.

11.5.6 Invasive Non-Native Species

Invasive non native plant and animal species can represent a major threat to local, regional and national bio-diversity. They can negatively impact on native species, can transform habitats and threaten whole ecosystems causing serious problems to

the environment and the economy. The Council is committed to controlling invasive species and will monitor public lands such as open spaces, verges and river valleys for such species. However, vigilance is required by all landowners as invasive species can spread quickly across boundaries. Preventative measures include ensuring that good site hygiene practices are employed for the movement of materials into, out of and around the site and ensuring that imported soil is free of seeds and rhizomes of key invasive plant species.

11.5.7 Habitats Within and Surrounding Enniscorthy Town

Within the plan area and its immediate surroundings, an ecological survey has been completed to identify those habitats which would improve the ecological coherence of the Natura 2000 network. The specific habitats identified include significant treelines, hedgerows, watercourses and semi-natural areas, like mixed broadleaved woodland, which were mapped and are shown on Map 8(b).

The Habitats mapped within the plan area and its immediate surroundings include (in accordance with Fossitt classification and codes):

- Treelines (WL2);
- Hedgerows (WL1);
- Mixed Broadleaved Woodland (WD2);
- Wet willow-alder-ash woodland (WN6);
- Riparian Woodland (WN7);
- Conifer Plantation (WD4);
- Semi-Natural Grassland (GS3), and
- Depositing/Lowland Rivers (FW2).

Treelines

The species found within the treeline habitats mapped (see Map 8b) include mature specimens of Oak, Ash, Beech and Sycamore. Although not all of these species are native to the area they are generally quite old and of such a long-established nature that they provide a valuable habitat for wildlife.

Hedgerows

Many of the hedgerows within and around Enniscorthy do not form long continuous linear pathways. However, some hedgerows as identified on the Map 8(b) are quite significant and include mature specimens of species such as Hawthorn, Blackthorn, Gorse and Bramble, which also provide a valuable habitat for wildlife.

Mixed Broadleaved Woodlands

There are areas of Mixed Broadleaved Woodland throughout the town, some of which are associated with watercourses. These woodlands are likely to have been planted and generally include a varied ground flora with the potential habitat for species such as red squirrel and badger. Mature tree species in these areas include Oak, Ash, Sycamore, Sitka spruce and Larch. Ground flora in these woodlands is usually rich with Wild Garlic, Bluebells, Wood Anemone and Wood Sorrel.

Wet Willow-Alder-Ask Woodland and Riparian Woodland

Areas of Wet willow-alder-ash woodland and Riparian Woodland are found in areas which are wet for the majority of the year. Riparian woodland is found next to large streams and rivers which can frequently flood and are often dominated by Willow trees, with both Meadowsweet and Flag Iris found in the understory. The wet woodland is often dominated by Alder and Willow trees with Common Marsh-bedstraw and Creeping Bent Grass found in the understory.

Conifer Plantations

Patches of Conifer Plantation occur on the outskirts of the plan boundary. These plantations are usually dominated by species such as Sitka Spruce, Norway Spruce and Larch and although they provide limited wildlife value when compared to Broadleaved Woodland they do provide cover for mammals and birds.

Semi-Natural Grassland

There is a large area of semi-natural grassland with encroaching Gorse and Bracken located at Vinegar Hill. The area is made up of semi-improved grassland that occurs on the free-draining acid soils in the area and a variety of grasses including Bents, Fescues and Sweet Vernal-grass can be found here. There are also records for rare plant species including Sand Spurrey and Glabrous Whitlow grass on the hill.

Depositing/Lowland Rivers

Large streams and rivers within the draft plan area and along its boundary have the potential to provide important fisheries habitat and refuge for protected species such as Salmon, Lamprey and Otter. The River Urrin is the most significant watercourse running through the town which is not designated under the Habitats Directive. The River Urrin contains good salmonid (salmon and trout) habitat along its lower reaches prior to discharging to the River Slaney. Further, this river contains good salmonid spawning habitat in its upstream reaches and tributaries.

Floating river vegetation, an Annex I Habitat under the Habitats Directive, and one of the qualifying features of the Slaney River Valley SAC, is found throughout this river and connected streams, indicating good habitat quality.

It is the objective of the Council:

Objective NH01

To promote awareness and appreciation of the town's natural heritage and ensure that natural heritage and biodiversity are taken in account from the earliest point in the design process.

Objective NH02

To recognise that the Council plays an important role in the management of the landscape and ensure that considerations of natural heritage inform the Council's own decisions, actions and methods of operation.

Objective NH03

To assist in the implementation of the actions identified in the Draft County Wexford Biodiversity Action Plan 2012-2017, or any subsequent plan, in partnership with all relevant parties and stakeholders.

Objective NH04

To conserve and protect the integrity of sites designated for their habitat/wildlife or geological/geomorphological importance and prohibit development which would damage or threaten the integrity of these sites, including Special Areas of

Conservation, candidate Special Areas of Conservations, Special Protection Areas, candidate Special Protections Areas, Natural Heritage Areas and proposed Natural Heritage Areas.

Objective NH05

To promote the maintenance, and as appropriate, the achievement of favourable conservation status of Natura 2000 sites and their associated habitats and species, in association with the National Parks and Wildlife Service (NPWS).

Objective NH06

To recognise the importance of recommended proposed Natural Heritage Areas and County Geological sites as identified by the Geological Survey of Ireland, and protect the character and integrity of these sites, where appropriate.

Objective NH07

To recognise and afford appropriate protection to any new NHAs, SPAs or SACs or other designations as appropriate (e.g. Refuges) which are designated within the lifetime of the Plan.

Objective NH08

To ensure that any plan or project and any associated works, individually or in combination with other plans or projects, are subject to Appropriate Assessment Screening to ensure that there are no likely significant effects on the integrity (defined by the structure and function) of any Natura 2000 site(s) and that the requirements of Article 6(3) and 6(4) of the EU Habitats Directive are fully satisfied. Where the plan/project is likely to have a significant effect on a Natura 2000 site, or there is uncertainty with regard to effects, it shall be subject to Appropriate Assessment. The plan/project will proceed only after it has been ascertained that it will not be adversely affect the integrity of the site or where in the absence of alternative solutions, the plan/project is deemed imperative for reasons of overriding public interest, all in accordance with the provisions of Article 6(3) and 6(4) of the EU Habitats Directive.

Objective NH09

To ensure the management of features of the landscape which are of major importance for wild fauna and flora. Such features are those, by virtue of their linear and continuous structure (such as rivers with their banks or the traditional systems for marking field boundaries) or their function as stepping stones (such as ponds or small woods), are essential for the migration, dispersal and genetic exchange of wild species. These features are outlined as Ecological Corridors or Ecological Stepping Stones on Map 8(a). Where such features exist on land which is to be developed the applicant will be required to demonstrate that the design of the development has resulted in the retention of these features insofar as is possible and that the impact on the biodiversity of the site has been minimised and where possible enhanced.

Objective NH10

To complete the mapping of ecological networks/corridors of local biodiversity value outside of designated sites.

Objective NH11

To ensure, where appropriate, applications for development include proposals for native planting and leave a suitable ecological buffer zone between the development works and areas or features of ecological importance. Where hedgerows are required to be removed, the applicant/developer may be required to reinstate the hedgerows with a suitable replacement of native species to the satisfaction of the Council.

Objective NH12

To work with local communities, groups, landowners, National Parks and Wildlife Service and other relevant parties to identify, protect, manage and, where appropriate, enhance and promote sites of local biodiversity value.

Objective NH13

To protect individual or groups of trees and woodlands of particular amenity and nature conservation value and make Tree Preservation Orders where appropriate.

Objective NH14

To avoid where possible loss of trees on sites for new development and promote the planting of native trees and plants as part of any development proposals.

Objective NH15

To protect existing woodlands, trees and hedgerows which are of amenity or biodiversity value and/or contribute to landscape character and ensure that proper provision is made for their protection and management.

Objective NH16

To promote best practice in the control of invasive species and support measures for the prevention and/or eradication of invasive species as appropriate and as opportunities and resources allow.

Objective NH17

To raise awareness in relation to invasive species, including making landowners and developers aware of best practice guidance in relation to the control of invasive species and encouraging them to adhere to same and, to ensure, in so far as possible, that proposals for development do not lead to the spread of invasive species.

11.6 River Corridors and Riparian Zones

The management of the town's river corridors and riparian zones is important for ecological and amenity reasons. The riparian zone needs to be considered as an integrated part of a river and they can be particularly vulnerable to damage from inappropriate development. Any development in a riparian zone must take steps to ensure the protection and conservation of the area and ensure the conservation of its habitats and species, which may be impacted upon either directly, indirectly or cumulatively by the development proposal.

It will therefore be necessary to set-aside buffer zone with a sufficient area of land along the river corridor. The width of this area will be dependent on the width of the river and as such will be decided on a case-by case basis. It is important that the

buffer zone is large enough to protect the ecological integrity of the river and the riparian zone. Applicants are advised to consult the Planning Authority at pre-planning stage with regard to buffers and the requirement for ecological assessments.

It is the objective of the Council:

Objective NH18

To ensure riparian buffer zones, a minimum of 5-10m in width, are created between all watercourses and any future development.

Objective NH19

The Planning Authority will closely examine all developments within proximity to the watercourses shown on Map 8(c). Where appropriate, the Planning Authority may require the preparation of an ecological assessment detailing the impacts on Annexed Habitats and Species. Such an assessment should identify a suitably sized buffer zone of undisturbed vegetation which shall be retained to mitigate against pollution risks, reduce flooding potential, maintain habitats and provide for an ecological corridor.

11.7 Green Infrastructure

Green Infrastructure is a concept which has been growing in prominence and importance in recent years. Natural heritage forms an important part of it but the concept of green infrastructure refers to its functionality. The term relates to the protection, management, enhancement and sensitive utilisation of urban and rural environmental resources through the identification and provision of multi-functional and interconnected green spaces.

Green Infrastructure can be defined as an interconnected network of green space that conserves natural ecosystem values and functions and provides associated benefits to human populations. It includes rivers, inland waterways, floodplains, wetlands, woodlands, farmland, coastal areas, parks and open spaces, natural conservation areas, gardens and allotments.

Green Infrastructure is a quality of life issue with positive economic, social and health benefits. It contributes to the protection of urban and rural environments for people, biodiversity and ecosystem services, which in turn delivers environmental and quality of life benefits such as improving air, water and soil quality, flood protection, access provisions and linkages, climate change/amelioration and pollution control.

A well-designed network of Green Infrastructure will help to:

- Provide a high-quality environment which will provide economic benefits by attracting inward investment and new business
- Provide high quality open spaces which provide health and social benefits for people through the provision of play areas, safe and attractive areas and routes for meeting, walking and cycling
- Provide opportunities and space for contact with nature which is considered essential for good health and wellbeing
- Allow communities to adapt to the impacts of climate change and flooding.

In accordance with Article 10 of the Habitats Directive and the Planning and Development Act 2000 (as amended) the Planning Authority is required to include objectives in the development plan for the management of features of the landscape, such as traditional field boundaries, which are important for the ecological coherence of the Natura 2000 network and essential for the migration, dispersal and genetic exchange of wild species. Sections 11.4 and 11.5 address and incorporate this objective and the habitat mapping (Map 8a and 8b) will form an integral part of the Green Infrastructure Strategy for the town.

11.7.1 Green Infrastructure Strategy

The Council supports the concept of Green Infrastructure as an important tool in environmental protection and land use planning. Green Infrastructure planning provides an opportunity to reassess the manner in which our green spaces are managed and used. It is the intention of Wexford Local Authorities to develop an integrated and coherent Green Infrastructure Strategy for County Wexford, which will allow for the protection, provision and management of the county's green spaces, in

tandem with plans for growth and development. A Green Infrastructure Strategy for the town will form part of an overall county strategy.

The Green Infrastructure Strategy, which will be developed in consultation with the public, key stakeholders and adjoining local authorities, will:

- Protect and enhance the town's biodiversity and eco-system services;
- Contribute to a high quality environment which will be an attractive place to work and live;
- Alleviate the impacts of climate change and flooding;
- Maintain and enhance the landscape character of the town;
- Protect and enhance the town's architectural and archaeological heritage
- Contribute to sustainable management of the town's water resources; and
- Assist in complying with European Legislation such as the Habitats, Birds, Floods and Water Framework Directives

The Strategy will be evidenced-based and will use Geographic Information System (GIS) to collate, map and analyse information. It will identify:

- Existing Green Infrastructure resources
- Assess future needs
- Indicate where management measures are needed
- Identify where new Green Infrastructure will be provided in the future

11.7.2 Individual Development Proposals and Green Infrastructure

Green Infrastructure can be incorporated into individual development proposals in many ways, for example:

- By incorporating Sustainable Drainage Systems (SuDS) into the overall site concept and layout, for example, providing permeable surfaces, filter drains and purpose built ponds and wetlands. This will improve biodiversity, water treatment and quality.
- By retaining key landscape features of ecological value and protecting and enhancing wildlife corridors.
- By providing a strong landscaping structure through the reinforcement of existing planting and provision of new planting.

- Through building design details such as green roofs and green walls.
- Creating links to existing landscape/ecological features.

It is an objective of the Council:

Objective GI01

To ensure the protection, enhancement and maintenance of the natural environment and recognise the economic, social, environmental and physical value of green spaces through the integration of Green Infrastructure planning and development in the planning process.

Objective GI02

To develop and implement a Green Infrastructure Strategy for the town, in consultation with key stakeholders and the public, subject to compliance with Articles 6 and 10 of the Habitats Directive. The Strategy will integrate policies and objectives under a number of headings including; natural heritage, parks and open spaces, built heritage and archaeology, water management, flooding and climate change allowing for a strategic approach to green space planning in the town.

Objective GI03

To ensure the principles of Green Infrastructure and the Green Infrastructure Strategy are used to inform the development management process in terms of design and layout of new residential schemes, business and industrial developments and other relevant projects, for example, through the integration of Sustainable Drainage Systems (SuDS) into the overall site concept and layout.

Objective GI04

To require new developments to contribute to the protection and enhancement of existing Green Infrastructure, and the provision of new Green Infrastructure where appropriate, in an integrated and coherent manner.

Objective GI05

To require proposals for significant development to submit a Green Infrastructure Plan as part of the planning application as set out in Chapter 16 Development Management Standards.

11.8 Landscape

The European Landscape Convention (ELC), also known as the Florence Convention, was ratified by Ireland in 2002 and provides for the protection, management and planning of landscapes. The ELC recognises that landscape plays an important part of the quality of life for people in both urban and rural areas, in their everyday lives. It is an essential component of people's surroundings, an expression of the diversity of their shared cultural and natural heritage and a foundation of their identity. Each nation who signed the ELC is required to adopt policy for the protection, management and planning of their landscape. This includes natural, rural, urban and peri-urban areas, encompassing land, inland water and marine areas.

The National Landscape Strategy, which is currently being prepared by the Department of Arts, Heritage and the Gaeltacht, will provide the first step in fulfilling Ireland's obligations under the ELC. The Strategy will provide a national standard for the compilation of landscape character assessments and will ensure that landscape considerations are accommodated in cultural, environmental, agricultural, social, health, education, recreation, tourism, economic and transport policies and all relevant sectors of public administration. A core objective of the Strategy will be the sustainable management of change affecting landscape and not the preservation of the landscape at a particular point in its continuing evolution.¹³

¹³ Department of Arts, Heritage and the Gaeltacht (2011): A National Landscape Strategy-Strategy Issues Paper for Consultation

11.8.1 Landscape Character Assessment

River Slaney

The Slaney River Valley is recognised as being very sensitive to development because of its scenic appearance due to the presence of the river and its associated riparian and woodland habitat. In Enniscorthy, the river provides some breathtaking views of the town along its public promenade. The vegetation and trees along the riverbank are also of special amenity value.

The River Slaney and its banks provide an important recreational amenity for the town. The Country Walk stretches for 3km along the west side of the riverbank to the south of the town centre and is popular with local residents and tourists alike. A path also exists along the west side of the river to the north of the town centre (known locally as ‘the banks’) and is overlooked by a viewing point and picnic area at Blackstoops. The river is also popular for salmon and sea trout fishing and attracts a large number of anglers at particular times throughout the year.

Large areas of the river corridor comprise active floodplain. The proposed Flood Relief Scheme for Enniscorthy should reduce the extent of flooding in the town. The scheme will have an impact on the landscape due to the construction of flood defence walls and the replacement of the Seamus Rafter Bridge with a bridge downstream. A number of design measures have been included to reduce the visual impacts of the Scheme, the most significant being the incorporation of glass walls within the flood defence walls.

The multi-functional nature of the riverside area presents a number of inter-related aspects that require an integrated approach to the management of activities and future development. The Council will focus renewed attention on the special qualities of the waterfront in providing a unique natural setting for potential development, to protect its landscape and visual character, to safeguard its floodplain characteristics and to ensure that any development has a positive impact.

Urban Landscape

The urban landscape is perceived differently by everybody but it encompasses rivers and aquifers, roads and bridges, streets and boreens, buildings, church spires and

electricity pylons, railings and gateposts, parks and the relationship between all of these discrete elements. One of Enniscorthy's key attributes is its high quality natural setting at the foot of Vinegar Hill and within the valley of the River Slaney. These features are supplemented by a range of public open spaces and parks, public and private playing pitches, trees and woodlands, and views of and out of the town, which all combine to form an attractive physical environment.

The town rises steeply on the east and west sides of the River Slaney and its meandering streetscapes and impressive 18th and 19th century buildings give it a unique visual character. Pugin's Cathedral, Enniscorthy Castle and St. Mary's Church dominant the skyline on the west side of the town and individual structures such as the fine early 19th century three-storey structures around Market Square give the town an attractive streetscape. The streets leading off Market Square, which slope upwards and downwards, convey a variety of townscapes with constantly changing views.

Enniscorthy had a substantial milling industry and there are a number of mills still in existence in the town. The Dunnes Stores development at Barrack Street/Island Road provides a good example of how these buildings can be brought into modern day use while still conserving the built heritage of the town.

The east and west of the town centre are flanked by numerous housing estates comprising of mainly two storey dwellings. To the north of the town centre is the industrial zone.

The Council acknowledges that over time landscapes change in response to society's evolving needs. It will be necessary to ensure that development does not detract from the distinctive character of the plan area by avoiding dominance and minimising abrupt transitions and high levels of contrast in the landscape. Future design should integrate good spatial layout, high quality landscape design and green infrastructure linkages in the retrofitting of under-functioning landscapes and in the design of new places. The onus shall be on the developer to satisfactorily demonstrate that new development can be adequately absorbed into the surrounding landscape with a positive visual impact.

The Council has undertaken a number of environmental improvements in the town centre in recent years which have had a positive impact, in particular around Market Square, Slaney Street, Rafter Street, Court Street and Church Street. The Council will continue to carry out such improvements where appropriate and subject to available resources. The aim will be to provide a high quality, accessible public realm which reinforces the existing fabric of the town and makes a positive contribution to the townscape.

Historic Landscape

The historic landscape is associated with the contribution of the past to the landscape as it exists in the present. All areas have some element of historic character, which contributes to their distinctiveness and people's sense of place. Vinegar Hill, Enniscorthy Castle and the Market Square and its surrounding streetscapes are all part of the historic landscape of Enniscorthy. The River Slaney and its tributaries has also been a major influence on the town's development as a means of access, defence, and for commerce and recreation, as well as providing power for many millwheels. It is important that the historical character of the town and the quality of its townscape is conserved.

Opportunity Sites

There are a number of derelict and under-utilised sites which, if redeveloped, could contribute positively to the overall landscape and vibrancy of the town. If redeveloped in a sensitive way these sites could enhance the visual and functional form of the town. Such sites include:

- Murphy Floods Hotel Site
- The car park and shopping centre at Abbey Centre and Abbey Square
- The Old Chivers Site

Suggested design options for these sites are outlined in the relevant masterplan zone contained in Chapter 15. The Council will encourage high quality schemes that display innovative approaches to architectural design while respecting and enhancing the town's structure and built heritage.

It is an objective of the Council:

Objective L01

To implement any published National Landscape Strategy and any Ministerial Guidelines concerning the protection, management and planning of the landscape.

Objective L02

To raise awareness of the values of landscapes and actively involve the public in all policy decisions affecting the landscape.

Objective L03

To require a landscape-centred approach to new development with good spatial layout, high quality landscape design and green infrastructure linkages.

Objective L04

To require that any necessary assessments, including visual impact assessments, are made when undertaking, authorising or approving applications for significant development located within or adjacent to sensitive landscapes or streetscapes. This assessment should provide details of proposed mitigation measures to address any negative impacts.

Objective L05

To actively encourage the redevelopment of brownfield sites in the town centre and promote good urban design in all new developments.

Objective L06

To promote brownfield and infill development along the river front which encourages a strong building line and uses that support vibrant activity along the River Slaney and associated streets.

Objective L07

To continue to carry out environmental improvements in the town centre and encourage the undergrounding of wires in association with any other underground works being carried out.

11.9 Protected Views

Section 10(2)(e) of the Planning and Development Act 2000 (as amended) requires objectives for the preservation of the character of the landscape where, in the opinion of the planning authority, the proper planning and sustainable development of the area requires it, including the preservation of views and prospects and the amenities of places and features of natural beauty or interest.

There are numerous vantage points from which the landscape setting of Enniscorthy can be experienced, especially along the main approach roads to the town. From key locations, the panorama of the town can be viewed against the dramatic backdrop of Vinegar Hill. There are also important views from within the urban area, along the River Slaney and outwards to the surrounding landform, often framed by streets of traditional building form and/or individual buildings of historic merit.

A protected view protects the quality of a view of a particular feature of the landscape or built heritage from another location. Views for protection have been identified and are listed in Table 18 and shown on Map 9. These views represent pleasant aspects/vistas of the town and are taken from a vantage point (e.g. PV03) or area (e.g. PV01). The number of protected views has been reduced from the previous plan, as views which were originally protected in order to preserve particular streetscapes are now considered to have sufficient protection under the objectives for ACAs contained in Section 11.2.

Proposals for new development should take into consideration the need to preserve protected views and should be sympathetic to the valued aspects or defining character of the views, including their background and general setting. Development must not detract from a protected view. Hence, the height or design of new buildings within or adjacent to the sightline between the two places may be limited so as to preserve the ability to see the landmark as a focus of the view.


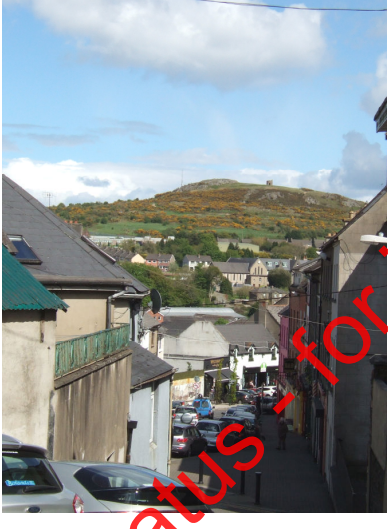

It is an objective of the Council:

Objective PV01

To protect views of special amenity value or special interest and ensure that new development does not detract from such views. In evaluating planning applications for development in the foreground of any protected views, consideration shall be given to the effect such development may have on the view or prospect.


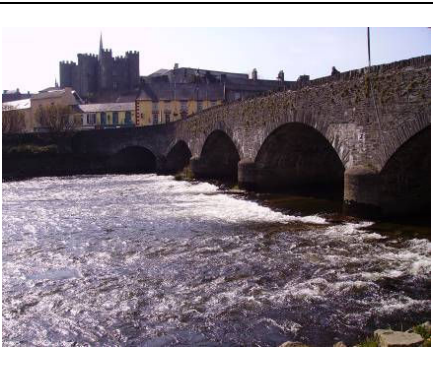



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Table 18: Protected Views

No.		Viewpoint	View/Prospect
PV01		Duffry Hill	Impressive view of St. Aidan's Cathedral.
PV02		Bottom of Spout Lane	Impressive view along Main Street with Vinegar Hill as a backdrop.
PV03		Junction of Weafer Street and Parnell Road	Impressive view along Weafer Street with Vinegar Hill as the backdrop.

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<p>PV04</p>		<p>Market Square</p>	<p>Impressive view across Market Square and up Main Street. Substantial structures frame the view with Pugin's Spire towering above.</p>
<p>PV05</p>		<p>Junction of Court Street and Friary Hill</p>	<p>Provides a pleasing urban streetscape view along Friary Hill with Turret Rock as a backdrop.</p>
<p>PV06</p>		<p>Junction of Mill Park Road and Abbey Square</p>	<p>A very pleasing streetscape view with the substantial Castle complex as a backdrop.</p>
<p>PV07</p>		<p>Slaney Bank at bottom of Slaney Street</p>	<p>Provides a pleasing view of the river and the impressive Old Railway Bridge.</p>
<p>PV08</p>		<p>Slaney Bank at bottom of Slaney Street</p>	<p>Provides a pleasing view of the Old Bridge and Templeshannon with Vinegar Hill in the background.</p>

PV09		Shannon Quay	Shows a view from the east of the river across to the west side with the Old Bridge and Pugin's Spire in the distance.
PV10		Shannon Quay	Shows a view from the east of the river across to the west side with the impressive medieval Castle and the Church of Ireland Spire in the distance.
PV11		The Old Bridge	Shows a view along the east bank of the river and beyond the Seamus Rafter Bridge with Turret Rock in the background.
PV12		Viewing point/picnic area at Blackstoops	A pleasing viewpoint to Vinegar Hill with the Old Rectory prominent on the slope of the hill and the River Slaney in the foreground.
PV13		Viewing point/picnic area at Blackstoops	A pleasing view of the River Slaney and its banks to the northeast of the town.

<p>PV14</p>		<p>Walled Garden at Presentation Centre</p>	<p>View to Vinegar Hill from Presentation Centre (intermittent with trees).</p>
<p>PV15</p>		<p>Promenade</p>	<p>A pleasing view of the River Slaney and walk way.</p>
<p>PV16</p>		<p>Promenade</p>	<p>A pleasing view of the River Slaney and its banks to the south of the town.</p>
<p>PV17</p>		<p>N11 at Spring Valley</p>	<p>Pleasant view of west side of town on approach from Wexford with Castle, St. Mary's Church and Pugin Spire in the background.</p>

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11.10 Arts and Heritage

The built heritage already discussed in this chapter represents many of the passive visual arts to be enjoyed in the town. However, the heritage of the town is not just about the built legacy of the past but rather the artists who either helped transform its landscape or put the town's name in the public fore. Many international names are associated with the town. There is living tradition of the arts, through many of the writers such as Colm Toibin, Gerard Whelan and Eamonn Wall who were born in the area. Pugin is a name synonymous with Wexford and indeed St. Aidan's Cathedral is described as 'the Irish Gem' of his work. Pugin a self-taught architect became the most outstanding exponent of the Gothic Revival. The cathedral has an exquisite broach spire and seven bay nave and aisles. It was built using striking blue/green local ordovician rock with granite dressings.

Another name associated with Enniscorthy is Eileen Gray a native of Enniscorthy, born in Brownswood just outside Enniscorthy in 1878. She is renowned for her modern minimalist furniture and architecture. A permanent exhibition to her work is on display in Enniscorthy Castle. In addition Enniscorthy boasts many dramatised events which document the town's turbulent past; these can be experienced at the interactive audiovisual tour at the 1798 centre along with the annual Vinegar Hill battlefield re-enactment. Enniscorthy Castle also provides a forum for historical re-enactments throughout the year. These provide an opportunity for people to learn and also help define, the heritage of our past. The Council recognise the social and economic role the heritage and the arts can play in society. Further details and objectives relating to the Arts are contained in Chapter 6 Tourism.

Chapter 12: Environmental Management

12.1 Introduction

The sustainable and effective management of the environment is essential for good quality of life, human health, wildlife and supporting ecological systems. A quality environment is also important for economic development, in particular tourism. The Council is committed to the protection and enhancement of the environment through the prevention and control of water, air, noise and light pollution and by facilitating good quality waste management facilities.

12.2 Water Quality

The Water Framework Directive (WFD), which was transposed into Irish legislation through the European Communities (Water Policy) Regulations 2003 (as amended), requires Member States to manage all of their waters and ensure that they achieve at least 'good status' by 2015. The South Eastern River Basin Management Plan (2009-2015) includes a list of action plans and a programme of measures to achieve good water status in accordance with the WFD. The European Communities Environmental Objectives (Surface Waters) Regulations 2009 (as amended) and European Communities Environmental Objectives (Groundwater) Regulations 2010 (as amended) also place obligations on local authorities to prevent or limit inputs of pollutants into surface and ground waters and prevent deterioration in water quality.

The WFD requires each Member State to establish a register of protected areas. These areas are considered to need greater protection because they contain sensitive habitats or wildlife species or the need to protect human health including drinking water sources, shellfish growing areas and bathing areas. It is an objective of the South Eastern River Basin Management Plan to prioritise the protection of such areas and to prevent any further deterioration. Protected areas must, without exception, achieve good or high status to support their designations, with specific targets for protection of priority species. The River Slaney is identified as a 'protected area' as it is as a Salmonid River and a River for drinking water. The Slaney Estuary is also identified as a Nutrient Sensitive Estuary.

The Urban Waste Water Treatment Directive (91/271/EEC) was transposed into Irish legislation through the Urban Waste Water Treatment Regulations 2001 (as amended). The legislation sets out requirements for the provision of waste water collection systems and treatment plants, provides for the monitoring of waste water discharges and specifies limits for certain parameters in the discharges. The Directive requires nutrient reduction to be provided for discharges to sensitive areas from agglomerations with a population equivalent greater than 10,000.¹⁴ This will be provided for in the upgrade to the Enniscorthy Waste Water Treatment Plant, which is expected to commence in 2014.

The Nitrates Directive (91/676/EEC) also aims to reduce water pollution caused by or induced by nitrates from agricultural sources. The Directive requires each Member State to put in place a 'Nitrates Action Programme'. Local authorities, under the guidance of the EPA, are responsible for the enforcement of the Nitrates Action Programme. Ireland's first programme was given effect through a series of Regulations, including the European Communities (Good Agricultural Practice for the Protection of Waters) Regulations 2009 (as amended). These regulations provide strengthened statutory support for the protection of waters against pollution from agricultural sources, for example, by phosphorus or nitrogen. The Nitrates Action Programme was revised in 2010, which resulted in the European Communities (Good Agricultural Practice for the Protection of Waters) Regulations 2010.

It is an objective of the Council:

Objective WQ01

To protect existing and potential water resources in accordance with:

- The Water Framework Directive (2000/60/EC) and the European Communities (Water Policy) Regulations 2003 (as amended)

¹⁴ Slaney Estuary (Upper) — from Enniscorthy railway bridge to Macmine is identified as a sensitive area in the Urban Waste Water Treatment (Amendment) Regulations 2010

- European Communities Environmental Objectives (Surface Waters) Regulations 2009 (as amended)
- European Communities Environmental Objectives (Groundwater) Regulations 2010 (as amended)
- South-East River Basin Management Plan 2009-2015 or any updated version of this document
- Pollution Reduction Programmes for Designated Shellfish Areas
- Groundwater Protection Scheme for County Wexford
- Urban Waste Water Treatment Directive and Urban Waste Water Treatment Regulations 2001 (as amended)
- Nitrates Directive (91/676/EEC) and European Communities (Good Agricultural Practice for the Protection of Waters) Regulations 2009 and 2010
- Any other protection plans for water supply sources or updates to the above regulations.

Objective WQ02

To ensure that development would not have an unacceptable impact on water quality and quantity, including surface water, ground water, designated source protection areas, river corridors and associated wetlands, estuarine waters, coastal and transitional waters.

Objective WQ03

To ensure that all significant road projects/upgrades with surface water discharges to the Slaney River system and its tributaries, have petrol/oil interceptors installed to prevent hydrocarbon pollution of the river system.

12.3 Air Quality

Air pollution can negatively affect human health and eco-systems. Air quality in Ireland is generally of a high standard across the country and is amongst the best in Europe; however, levels of some pollutants remain of concern, with those produced by traffic approaching limit values in urban centres. Domestic solid fuel use is the other main source of air pollution in Ireland and particularly impacts air quality in

areas where the sale of bituminous coal is permitted. As a result, air pollution from the burning of solid fuel can be of a greater concern in smaller towns in Ireland.

The Council will continue to maintain and improve air quality by having regard to the Air Quality Standards Regulations 2011. These regulations implement Directive 2008/50/EC on ambient air quality and cleaner air for Europe (this Directive replaces Council Directive 96/62/EC on ambient air quality). The policy approach of the Council to integrate land use planning and transportation will reduce emissions from vehicles.

It is an objective of the Council:

Objective AQ01

To encourage sustainable industrial developments by promoting the use of cleaner technologies and production techniques, reducing waste production, conservation and recycling of materials.

Objective AQ02

To manage development to provide the efficient use of land and infrastructure, thereby controlling and limiting air emissions.

Objective AQ03

To require the submission of measures to prevent and reduce dust and airborne particulate emissions for activities that may have a negative effect on air quality.

Objective AQ04

To encourage a modal change from private car use towards other types of travel and promote the use of public transport as a means of reducing vehicle emissions and improving air quality.

12.4 Noise

Noise control is governed by the Environmental Protection Agency Act 1992 (as amended) and the Environmental Protection Agency Act (Noise) Regulations 1994. The definition of environmental noise includes “noise which causes a nuisance, or would endanger human health or damage property or harm the environment”. Noise, which is continuous, repeated, loud can have significant impacts on the quality of life of individuals, communities and the environment, in particular, wildlife.

The EU Directive 2002/49/EC, otherwise known as the Environmental Noise Directive (END), was transposed into Irish legislation through the Environmental Noise Regulations, 2006. The Regulations set out a two-stage approach to the assessment and management of environmental noise. Firstly, the preparation of strategic noise maps for areas and infrastructure falling within defined criteria, for example large agglomerations, major roads, railways and airports. Secondly, based on the results of the mapping process, the regulations require the preparation of noise action plans for each area concerned. The fundamental objective of action plans is the prevention and reduction of environmental noise.

The National Roads Authority (NRA) carried out noise mapping in 2012 for national and regional roads deemed to be carrying in excess of three million vehicle passages per year. This includes a section of the N11 in the plan area.

The local authority is the designated action planning authority for the purpose of making and approving action plans for major roads and railways within its functional area, in consultation with the EPA and the noise-mapping body (NRA). Wexford County Council has produced a Draft Noise Action Plan for public consultation. The Draft Plan will be placed on public display for a period of six weeks (May/June 2013) and there will be a further two week period in which members of the public may make submissions on the Draft Plan. The Council will have regard to any submissions received before finalising the Plan. The regulations require action plans to be made by 18th July 2013.

The purpose of the Noise Action Plan is to manage environmental noise from the major sources, to improve noise levels where necessary on a prioritised basis, to preserve satisfactory noise environments where they exist and to protect the future noise environment. The Plan includes a list of possible mitigation and protection measures for existing and future developments. Mitigation for existing developments includes the construction of the Enniscorthy Bypass, which will remove large traffic volumes away from the existing routes in the town and reduce the current noise impact to acceptable levels.

The Council will carry out further analysis to identify hot spots (noise sensitive areas) using noise contour maps and Geodirectory and will prepare a shortlist of areas where further assessment is required. The appropriate and most effective mitigation measures will be detailed in order of priority based on physical noise survey. It is recommended that developers address the impact of road noise and design developments to minimise noise nuisance.

It is an objective of the Council:

Objective N01

To ensure new development does not cause an unacceptable increase in noise levels affecting noise sensitive properties. Proposals for new development with the potential to create excessive noise will be required to submit a construction and/or operation management plan to control such emissions.

Objective N02

To require activities likely to give rise to excessive noise to install noise mitigation measures and monitors. The provision of a noise audit may be required where appropriate.

Objective N03

To ensure that relevant planning applications comply with the provisions of any Noise Action Plan or noise maps relating to the area.

12.5 External Lighting

External lighting may be required for security and safety. However, light spillage from inadequately designed and sited lighting systems can detract from the residential amenities of nearby properties, can pose a traffic hazard and can be a threat to wildlife and their habitats.

It is an objective of the Council:

Objective EL01

To ensure that external lighting and lighting schemes are designed so that light spillage is minimised, thereby protecting the amenities of nearby properties and wildlife, including protected species. The use of LED lighting will be encouraged.

12.6 Waste Management

Waste management is a fundamental infrastructural requirement essential for sustainable development, protection of public health and the environment. A Resource Opportunity: Waste Management Policy in Ireland (Department of Environment, Community and Local Government, 2012) sets out policy measures and actions for the regulation of household waste in Ireland. It encompasses a range of measures across the five tiers of the waste hierarchy: prevention, reuse, recycling, recovery and disposal. The Plan aims to make further progress to enable Ireland to become a recycling society, with a clear focus on resource efficiency and the virtual elimination of landfilling of municipal waste.

The key focus of the Joint Waste Management Plan for the South-East Region 2006-2011 is also on prevention, minimisation, re-use/recycle and disposal of waste using energy recovery methods. This Plan will remain in place until it is replaced in early 2014.

The National Waste Prevention Programme aims to deliver substantive results on waste prevention and minimisation. The programme focuses on raising awareness of waste prevention across all sectors, in communities and at home. Raising awareness is one of the keys to shifting the balance towards prevention and

minimisation of waste generation. Prevention has been shown to reduce costs and improve competitiveness while encouraging innovation and the adoption of cleaner processes and products.

The Council will continue to focus on prevention, reuse and recycling of waste with an aim to reduce the amount of household waste to landfill. Considerable progress has been made in the area of recycling in recent years with the development of a new purpose-built civic amenity site on the outskirts of the town at Kilcaheen. Enniscorthy Household Recycling Centre caters for a range of waste products such as electrical goods, batteries, textiles, waste oil and scrap metals. Smaller bring centres for the recycling of beverages cans, glass bottles and jars are also located throughout the town.

The collection of domestic and commercial waste in Enniscorthy is carried out by private waste operators, whose activities are regulated by the Council. Some of these private operators operate the three-bin system (dry recyclables, organic waste and residual waste). Under the European Union (Household Food Waste and Bio-Waste) Regulations 2013, all waste collectors in Enniscorthy will be required to have a separate collection service for household food waste by July 2014. Householders will also be obliged to segregate food waste and keep it separate from other non-biodegradable waste and to ensure that it is brought to an authorised facility for composting, anaerobic digestion or other approved treatment. Under the regulations, householders will no longer be allowed to dispose of food waste in the residual waste collection (black bin). This will reduce the amount of waste going to landfill.

Hazardous waste is provided for in the National Hazardous Waste Management Plan 2008-2012 prepared by the Environmental Protection Agency (EPA). The Council will seek to ensure that hazardous waste is disposed of in a safe manner in accordance with the National Hazardous Waste Management Plan or any subsequent amendments or revisions of that Plan. The review of the National Hazardous Waste Management Plan commenced in 2012 and it is expected that a draft plan will be published for consultation in 2013.

It is an objective of the Council:

Objective WM01

To implement the provisions of the Joint Waste Management Plan for the South East Region 2006-2011 or any updated version published during the lifetime of the Plan.

Objective WM02

To implement the National Waste Prevention Programme and any updated version published during the lifetime of the Plan. The Council will continue to support initiatives such as the 'Green Business Initiative' and the 'Green Schools Programme' which promote waste prevention in businesses and schools.

Objective WM03

To ensure that hazardous waste is disposed of in accordance with the provisions of the National Hazardous Waste Management Plan 2008-2012 or any updated version published during the lifetime of the Plan.

Objective WM04

To continue to provide bring facilities throughout the town in easily accessible locations where population growth demands. Planning applications for significant developments, for example supermarkets, will be required to submit proposals for bottle-bank facilities.

Objective WM05

To encourage communities to become involved in environmental awareness activities and community-based recycling or environmental management initiatives that will lead to local sustainable waste management practices.

Objective WM06

To require a Waste Management Plan to accompany planning applications for significant developments, where appropriate. The Waste Management Plan shall supply full details of all wastes generated (including topsoil/'clean fill') and proposals for the prevention, re-use, minimisation and disposal of these wastes. The Plan shall be prepared in accordance with Best Practice Guidelines on the Preparation of

Waste Management Plans for Construction and Demolition Projects (Department of Environment, Heritage and Local Government, 2006).

12.7 Litter Management

The Litter Management Plan for the County 2010-2013 identifies litter as a significant environmental concern for the citizens of the County. The Plan sets out to reduce the litter problem in the County through:

- (i) Education and awareness
- (ii) Litter prevention and control
- (iii) Enforcement
- (iv) Community involvement
- (v) Recovery and recycling

Tidy Towns have also produced a five year Litter Management Plan which contains a number of goals including raising awareness of litter issues, monitoring of litter black spots and increasing cross community cooperation in preventing litter. Actions contained in their plan include weekly clean-ups, 'no litter' signs in trouble spots and an annual spring clean and annual river clean. The Council will continue to support the Tidy Towns in the implementation of the Litter Management Plan.

It is an objective of the Council:

Objective LM01

To implement the provisions of the Litter Management Plan 2010-2013 for County Wexford and any updated version of this Plan.

12.8 Graveyards

Section 160 of the Public Health (Ireland) Act, 1878 deems each sanitary authority (Local Authority) to be the burial board for its administrative area. The Council therefore has a statutory responsibility to provide for burial grounds. The Council currently operates a non-denominational burial ground at Summer Hill while St. Senan's Church and Cherryorchard graveyards are vested in the Council. The Council provides technical, and where feasible financial assistance, to local

communities to maintain parish operated burial grounds. Parish operated graveyards in the plan area include St. Mary's Cemetery and the Moyne Graveyard.

It is an objective of the Council:

Objective BG01

To provide and facilitate burial grounds or extensions to existing burial grounds at appropriate locations subject to adequate protection of groundwater. A site investigation and risk assessment will be required to be submitted with any planning application in accordance with Cemeteries, Burials and The Water Environment: Guidance Notes (Northern Ireland Environment Agency, 2009) or relevant guidance document.

Objective BG02

To ensure that burial grounds are managed and maintained in a manner that respects their associated culture and heritage.

12.9 Major Accidents Directive

The EC COMAH Directive 96/82/EC, amended by Directive 2003/105/EC, is commonly known as the Seveso II Directive. The Directive was implemented in Ireland by the European Communities (Control of Major Accident Hazards Involving Dangerous Substances) Regulations, 2006 (S.I. No. 74/2006). The Directive and regulations apply to establishments (commonly referred to as Seveso sites) that present a major accident hazard by reason of the presence of specified quantities of dangerous substances. There are two categories of major accident establishments: Upper Tier and Lower Tier; which are defined based on the volume of the dangerous substances present.

The purpose of the Regulations is to ensure that, at locations where dangerous substances are handled in quantities above the specified thresholds, there will be a high level of protection for people, property and the environment. This is to be achieved by:

- (i) preventing or minimising the risk of a major accident, and
- (ii) taking all the necessary measures to limit the consequences of such an accident, should it occur.

Section 10 of the Planning and Development Act, 2000 (as amended) requires that a mandatory objective to require the control of major accident establishments and development for the purpose of reducing the risk, or limiting the consequences, of a major accident be included in a development plan. This is achieved by controls on the siting of new establishments and modifications to existing establishments, as well as developments in the vicinity of such establishments.

Land use policy must take account of the need to maintain appropriate distances between major accident hazard establishments and residential areas, buildings and areas of public use, major transport routes as far as possible, recreational areas and areas of particular natural sensitivity or interest.

Article 12 of the Directive provides that appropriate consultation procedures must be in place to ensure that before decisions are taken, technical advice is available to planning authorities in respect of relevant establishments. The Health and Safety Authority (HSA) has been designated as the Central Competent Authority for the enforcement of the regulations. The Planning and Development Regulations, 2001 (as amended) specifies the HSA as a Prescribed Authority. The Council is required to consult with the HSA when assessing proposals where the Major Accidents Regulations are relevant. The HSA is required to provide technical advice to the Council on the risk, or the consequences of a major accident. There are currently no major accidents sites or establishments within or adjoining the Plan area¹⁵.

¹⁵ The up-to-date list of Major Accident/Seveso establishments in the Plan area can be obtained from Wexford County Council or the Health and Safety Authority.

It is an objective of the Council:

Objective COMAH01

To control the following for the purposes of reducing the risk or limiting the consequences of a major accident (regard will be had to the provisions of the Major Accidents Directive and any regulations, under any enactment, giving effect to that Directive):

- The siting of new establishments
- The modification of an existing establishment
- Development in the vicinity of such an establishment as specified in the Planning and Development Regulations 2001 (as amended).

Objective COMAH02

To consult with and have regard to the technical advice of the Health and Safety Authority when assessing planning applications where the Major Accidents Directive and any associated regulations are relevant.

No legal status - for information purposes only

Chapter 13 Climate Change and Flood Risk Management

13.1 Climate Change Background

The Planning and Development (Amendment) Act 2010 introduced a mandatory objective that development plans promote sustainable settlement and transport strategies in urban and rural areas including the promotion of measures to reduce anthropogenic greenhouse gas emissions and address the necessity of adaptation to climate change. Whilst uncertainties surround the magnitude and extent of climate change impacts, the Council recognises the need to adopt appropriate mitigation and adaptation responses to the potential risks posed by climate change. The Council also recognises that it is a key agent for change and raising awareness of climate change at local level.

13.2 The Role of the Local Authority in Adapting to Climate Change

The National Climate Change Adaption Framework-Building Resilience to Change (DECLG, 2012) indicates that local authorities play a pivotal role in planning for, and responding to emergency situations, and given their close relationship with the community, local authorities can respond faster and more effectively to local climate events than other government departments.

Local authorities must build the organisational capacity to adapt to the impacts of climate change. This will require:

- An assessment of climate change risk, and
- The development of adaptive capacity which can include organisational capacity, resources and awareness/know-how.

Local authorities must embed adaptation planning in key local authority functions such as the provision of local infrastructure, the implementation of building control, the planning process and the co-ordination of emergency planning actions. The development of local adaptation strategies will play an important role in this regard and will allow for a consistent and coherent approach at the local level and would:

- Determine an area vulnerability to climate risks;
- Identify, prioritise and cost adaptation actions;

- Develop and implement a comprehensive action plan, and
- Ensure that climate change impacts and risks are embedded into all decision-making.

Section 3.8 of the Framework notes that in developing adaptation plans, many local authorities will face similar challenges and adaptation matters to be addressed may have implications for their neighbouring local authority areas. Therefore, it is recommended that local authorities may opt to take a broader geographical or regional approach in preparing adaptation plans by working with adjoining local authorities. It is noted that the Regional Planning Guidelines for the South-East Regional 2010-2022 already includes an objective (PPO 6.14) for the Regional Authority to develop a Climate Change Action Plan for the region in partnership with local authorities, local energy agencies and other stakeholders and a second objective (PPO 6.15) to support the development of local climate change strategies by local authorities.

13.3 The Role of the Development Plan

The National Climate Change Adaptation Framework-Building Resilience to Change (DECLG, 2012) provides the policy context for a strategic national adaptation response to climate change and reinforces the role of development plans as the mechanism for the delivery of local climate adaptation action. The Framework acknowledges that further advances are required to improve the process of preparing statutory development plans with regard to the inclusion of practical measures to address both the drivers and side effects of climate change. Further guidance will be developed to inform a stronger, clearer process of climate change-proofing development plan objectives, embracing both mitigation (such as green building measures or delivery of more compact, less carbon-intensive forms of development) and adaptation measures (such as flood risk assessment and management across the major elements of such plans) including inter alia:

- The Core Strategy (addressing urban and rural settlement patterns) and zoning;
- Physical and social infrastructure provision;
- Development standards;

- Natural and built heritage.

13.3.1 Adaptation to Climate Change in the Enniscorthy Development Plan 2014-2020.

Adapting to climate change is an underlying theme of the Plan. The objectives in the Plan will contribute to the national commitment to limit the impact of climate change and reduce energy consumption and greenhouse gas emissions. This includes support for measures aimed at reducing travel demand by integrating land use and transportation, facilitating an increased modal share of sustainable travel modes, encouraging passive solar design and energy efficient buildings, promoting greater use of renewable energy and energy conservation, re-use of existing building stock, promoting waste reduction and addressing increased flooding risks due to climate change

13.4 Predicted impacts of Climate Change on Enniscorthy

Based on information from national maps produced by the Irish Climate Analysis and Research Units (ICARUS) at National University Ireland Maynooth (NUIM)¹⁶, it appears that if predicted climate change occurs, Enniscorthy can expect increases in precipitation for winter and decreases for all other seasons. This trend will continue for the coming century and it is therefore important that policies and plans take this into account. This may have considerable effects on Enniscorthy, not just the direct effects like increases in flooding, but also indirect effects, for example, changes in agriculture in the surrounding area due to changes in the growing season and environmental impacts on biodiversity.

Enniscorthy can also expect changes in temperature with seasonal increases of 0.5-1°C within the coming years. This will have indirect effects on biodiversity and invasive species. Increases in temperature coupled with decreases in precipitation levels will have major consequences for the agricultural industry, which is of

¹⁶ <http://icarus.nuim.ie/data> (sourced 2012)

particular concern to the surrounding areas of Enniscorthy. An increasing need for artificial irrigation, associated with increasing drought conditions, will increase costs to the industry which will have knock-on effects to the local economy.

13.5 Adapting to Climate Change

13.5.1 Key Aims

The key aims of the Council are to:

- (i) minimise the town's contribution to climate change, and
- (ii) minimise the potential consequences of climate change by protecting people, property, vulnerable infrastructure and the environment.

These aims are supported by objectives in this chapter and related objectives in other chapters of Plan. Adapting to climate change is a process which will require the Council, key stakeholders, businesses and local communities to work together to effectively respond and adapt to impacts at local level.

13.5.2 Minimising the Town's contribution to Climate Change

It is difficult to quantify the town's contribution to climate change. The starting point would be to measure the town's carbon footprint, which is a representation of the effect human activities have on the climate in terms of the total amount of greenhouse gases produced. While this has yet to be done, it would be based on the direct effect the town's businesses and its residents have on the environment in terms of carbon dioxide emissions. The main contributors to the carbon footprint would be transport and the use of electricity.

The Wexford County Development Plan 2013-2019 includes an objective to prepare a Climate Change Strategy for the county, which will amongst other issues, address the county's existing carbon footprint. The Council will assist in the preparation and implementation of the Strategy. In the meantime, the implementation of recognised mitigation measures will allow the town to reduce its contribution to climate change at a local level. These measures include reducing greenhouse gas emissions, promoting and facilitating the transition to a low carbon economy and the use of sustainable renewable energy, where possible.

13.5.2.1 Greenhouse Gas Emissions

The Plan supports a reduction in greenhouse gas emissions through its objectives which include to:

- Raise awareness of climate change and its impacts.
- Integrate land use and transportation thereby reducing the distance people need to travel to live, work and play.
- Develop public transport so as to facilitate a modal shift towards more sustainable transport options and encourage the use of electric vehicles.
- Reduce waste production.
- Promote and facilitate, where feasible, sustainable renewable energy sources as an alternative source of energy to fossil fuels

13.5.2.2 Sustainable Renewable Energy

A low carbon economy is focused on clean, low carbon technologies and promotes the development of sustainable renewable energy sources. The Council will encourage the development of renewable energy resources and the maximisation of electricity production from renewable sources. The energy potential of these resources, together with those in the wider county area, can be harnessed to meet the energy needs of the town. This ranges from solar energy (solar panels), thermal and air sources to wind energy (either by individual wind turbines serving the energy needs of businesses in the town or the sourcing of energy from wind farm developments in the county).

13.5.3 Minimising the consequences to people, property, vulnerable infrastructure and the environment

This will be achieved through a series of measures which will:

- Ensure new development is appropriately located, in particular, the areas of town that are vulnerable to flooding.
- Encourage the design of new developments to take account of the predicted impacts of climate change.
- Promote the protection of the town's green infrastructure which will provide many benefits, as it regulates temperature, reduces storm flows, provides clean water and air.

- Promote energy planning and energy efficiency in buildings.

It is the objective of the Council:

Objective CC01

To have regard to the National Climate Change Strategy 2007-2012, the National Climate Change Adaptation Framework-Building Resilience to Climate Change (DECLG, 2012) and any other National climate policy and legislation during the lifetime of the Plan.

Objective CC02

To have regard to any future Climate Change Action Plan for the South-East Region and any future Climate Change Strategy for County Wexford.

Objective CC03

To minimise greenhouse gas emissions in order to contribute to a reduction of human induced climate change in accordance with the Kyoto agreement. The Council supports and is committed to the National Climate Change Strategy and in general to facilitating measures which seek to reduce emissions of greenhouse gases.

Objective CC04

To participate in the preparation of, and have regard to, any future Renewable Energy Strategy for County Wexford, and have regard to the National Renewable Energy Action Plan (Department of Communications, Energy and Natural Resources, 2010).

Objective CC05

To adopt sustainable planning strategies through the integration of land use and transportation as a means of reducing greenhouse gas emissions.

Objective CC06

To raise awareness of climate change and its potential impacts, and encourage businesses, local communities and people to be as self-sustaining as possible.

Objective CC07

To encourage improved energy efficiency of the existing building stock, and promote energy efficiency and conservation in the design and development of all new buildings and in residential schemes in particular.

Objective CC08

To promote and encourage new developments to mitigate against, and adapt to where possible, the impacts of climate change through the location, layout and design of the development.

13.6 Flood Risk Management

13.6.1 Background

Flooding is a natural process that can happen at any time in a wide variety of locations. It has significant impacts on human activities, and in addition to economic and social damage, floods can have severe environmental consequences. As a result of climate change there is a likelihood of increased rainfall and rising sea levels and this will give rise to increased future flood risk.

Flood risk is the damage that may be expected to occur as a result of flooding at a given location. It is a combination of the likelihood, or probability, of flood occurrence, the degree of flooding and the impacts or damage that the flooding would cause. Flood risk is not the same as flood hazard. Flood hazard only describes the features of flooding which have harmful impacts on people, property or the environment such as the depth of water, speed of flow, rate of onset, duration, water quality¹⁷.

Flood risk=Probability of flooding x Consequences of flooding

There is therefore a need to manage and minimise future flood risk. Land use management and spatial planning has a key role to play with respect to flood risk

¹⁷ Department of the Environment, Heritage and Local Government and Office of Public Works (2009), The Planning System and Flood Risk Management-Guidelines for Planning Authorities, p.58.

management, in particular in ensuring that future development avoids or minimises increases in flood risk.

The aim of flood risk management is to minimise the level of flood risk to people, business, infrastructure and the environment through the identification and management of existing and potential future flood risks. Flood risk management will be incorporated into the decision-making processes for future development in the plan area in an integrated, proactive and transparent manner and in line with evolving best practice

13.6.2 Policy Context

13.6.2.1 EU Floods Directive 2007/60/EC

This Directive on the assessment and management of flood risks entered into force on 26 November 2007. It aims to reduce and manage the risks that floods pose to human health, the environment, cultural heritage and economic activity. The Directive requires Member States to:

- Carry out a Preliminary Flood Risk Assessment of their river basins and associated coastal zones, to identify areas where potential significant flood risk exists by December 2011.
- Prepare flood hazard maps and flood risk maps for the identified areas by December 2013, and
- Prepare flood risk management plans for these zones by December 2015. These plans are to include measures to reduce the probability of flooding and its potential consequences.

The Directive requires that the above be carried out in coordination with the Water Framework Directive through the coordination of flood risk management plans and river basin management plans.

13.6.2.2 The Planning System and Flood Risk Management-Guidelines for Planning Authorities

The Planning System and Flood Risk Management-Guidelines for Planning Authorities, prepared by the Department of the Environment, Heritage and Local Government in conjunction with the Office of Public Works, were published in

November 2009. The Guidelines require planning authorities to address flood risk management in their respective land use plans by preparing appropriately detailed flood risk assessments.

The Guidelines outline three key principles that should be adopted by local authorities, developers and their agents when considering flood risk. These are:

- Avoid the risk where possible,
- Substitute less vulnerable uses where avoidance is not possible, and
- Mitigate and manage the risk where avoidance and substitution are not possible.

13.6.2.3 CFRAM Programme

The Catchment Flood Risk Assessment and Management (CFRAM) Programme was developed to meet the requirements of the Floods Directive. The CFRAM programme includes these main stages:

- Stage 1 Preliminary Flood Risk Assessment 2011
- Stage 2 Flood Risk and Hazard Mapping 2013
- Stage 3 Flood Risk Management Plans 2015

The programme is being implemented through CFRAM studies. The country has been divided in six river basin districts and a CFRAM study is being carried out for each district.

Stage 1 was the National Preliminary Flood Risk Assessment (PRFA) which was a national screening exercise. It identified areas where there might be a significant risk associated with flooding. Its intention was to identify communities (cities, towns, villages and townlands), facilities and sites (for example environmentally designated areas) around the country where the risk due to flooding might be potentially significant. These areas were identified as Areas for Further Assessment (AFA) which will be subject to more detailed assessment to establish the extent and degree of flood risk.

The PFRA identified Enniscorthy Town as an AFA. Survey work is currently being undertaken to provide information on river channels, structures within the channels, for example, bridge, weirs, sluices) and flood defences (for example walls and embankments). This information will be used to provide essential information for the assessment of both current and future flood levels, flood extents, flood hazards, and the development of measures to manage such risks.

The PFRA maps also indicate areas at risk of fluvial flooding (1 in 100 and 1 in 1000 events) and pluvial flooding (1 in 100 and 1 in 1000). These are contained in Appendix 5.

This is a significant time in the planning for future flood risk management in the town. Nonetheless, the Planning Authority must address the issues of flood risk management in the plan, and follow the requirements of the guidelines with the flood hazard and flood risk information currently available. One of the main benefits of the CFRAM study will be a greater availability of flood risk data and maps. This information will not necessarily trigger a review of the development plan but will provide a significant resource for the local authority and applicants will considering potential flood risk.

13.7.3 Strategic Flood Risk Assessment of the Plan.

In accordance with the guidelines, a Strategic Flood Risk Assessment of the Plan, hereon referred to as the SFRA, was carried out and is contained in Appendix 5. In accordance with the guidelines, the SFRA:

- Identified whether, and the degree to which, flood risk is an issue in the Plan area;
- Identified flood zones within and adjoining the Plan area;
- Applied the sequential approach to land use zoning by directing new development towards land that is at low risk of flooding;
- Applied the Justification Test where it was intended to zone or otherwise designate land which is at moderate or high risk of flooding for a use that is vulnerable to flooding; and
- Outlined the key requirements for the management of development in areas at risk of flooding

13.7.4 Flooding in Enniscorthy

The town of Enniscorthy has a long history of flooding from the River Slaney. This type of flooding, which is known as fluvial flooding, has caused considerable damage to both residential and commercial properties particularly along the Quay areas in the town.

Fluvial flooding occurs when the capacity of a river is either exceeded or the flow of the river becomes blocked or restricted. The excess water spills out from the channel onto adjacent low-lying areas; the flood plain. Rivers have associated natural flood plains; the purpose of which is to hold this excess water until it can be released slowly back into the river or seep into the ground. Given its riverside setting and the development of the town around the river, the flooding problem cannot be fully eliminated; however, it can be managed appropriately so as to reduce its impact.

There have been four major flood events in Enniscorthy in the 20th century: 1924, 1947, 1965 and 2000. The 1965 flood was the largest on record and resulted in water levels about 1.25m higher than during the 2000 event. The 2000 flood event damaged approximately 110 properties and caused extensive damage and disruption. The depths of the flooding are, in part, due to the lack of floodplains at Enniscorthy, and throughout most of the river's catchment. In general, the river's floodplains are not wide and end abruptly in steep sided escarpments and hills. This means that the flood only has a small area to flood out so the flood peak is not attenuated to the same degree as normally experienced¹⁸.

13.7.4.1 Enniscorthy Flood Relief Scheme

It was in response to the 2000 flood event that the OPW carried out the investigation into the flooding problem. As a result of this investigation, the OPW intends to provide improved flood alleviation to the town. The current proposal involves the removal and replacement of Seamus Rafter Bridge, the construction of a new road bridge further downstream and also works of excavation, construction of

¹⁸ Office of Public Works, Feasibility Report on the Enniscorthy Flooding Problem, June 2004, p1.

embankments and raising wall heights.¹⁹ The indicative location of the proposed new bridge is identified on Map 12.

The design standard for the flood alleviation provides protection from flooding up to and including a 1 in 100 year event. This means that there is a 1% change of a flood of this magnitude, or larger, occurring in every year. With the scheme in place, Enniscorthy will flood in the future albeit at a significantly reduced frequency.²⁰ The scheme has been designed to take account of the climate change by taking an estimated 15% expected increase in flood peaks.

The Planning Authority will facilitate the provision of necessary suitable flood risk management infrastructure by the Office of Public Works subject to compliance with all relevant environmental and planning criteria.

The tributaries of the River Slaney, in particular, the River Urrin must also be considered for fluvial flood risk. The other flood risk in the plan area is from pluvial flooding. Pluvial Flooding is flooding associated with periods of high intensity rainfall. The intensity of rainfall can be such that the extent of runoff totally overwhelms surface water and underground drainage systems and flooding arises from a lack of capacity in the urban drainage network.

13.6.5 Screening for Flood Risk

The Council will utilise the most up to date sources of information available at the point in time when identifying potential flood hazard and flood risk when assessing development proposals. All available information will be used as a screening tool by the Council to guide decision making when determining whether a detailed Flood Risk Assessment is required for any given site.

¹⁹ Office of Public Works, River Slaney (Enniscorthy) Drainage Scheme-Environmental Impact Statement, February 2009.

²⁰ OPW EIS 3-1

13.6.5.1 Advice Note

Flood hazard and flood risk information is an emerging dataset of information. The flood hazard maps used by the Council may be altered in light of future data and analysis. Therefore, all landowners and developers are advised that Wexford County Council and Enniscorthy Town Council accept no responsibility for losses or damages arising due to assessments of vulnerability to flooding of lands, uses and developments. Owners, users and developers are advised to take all reasonable measures to assess the vulnerability to flooding.

13.6.5.2 Flood Zone Maps

The Council will screen for flood risk based on the flood zone maps contained in Appendix 5 and any future updated versions of these maps or any other future flood risk assessment information provided by the Office of Public Works or other appropriate bodies.

The flood zone maps are from two different sources; JBA Consulting Engineers and Scientists and the Office of Public Works. Whilst the mapping methodologies are inherently different, both have produced indicative flood maps are based on robust methodologies and which correlate very well. These maps are based on broad-scale modelling techniques. The maps and the identified flood zones will require verification at an individual site level where it appears that the indicative flood zone does not match the actual conditions or the topography of the site. The onus will be on the applicant to prove beyond reasonable doubt that the subject site is not vulnerable to flooding. This must be proved based on appropriate scientific data and assessment carried out by a suitably qualified and indemnified professional in line with the requirements of the Planning System and Flood Risk Management-Guidelines for Planning Authorities (DEHLG and OPW, 2009).

JBA Flood Zone Maps

JBA Consulting Engineers and Scientists were commissioned by Wexford County Council to prepare flood zone maps for the County. These maps which were prepared in 2010 show Flood Zone A and Flood Zone B for fluvial and coastal flood hazards.

Office of Public Works Preliminary Flood Extent Maps

These maps were prepared by the Office of Public Works as part of the National Preliminary Flood Risk Assessment. The PFRA maps, which were produced in 2011, delineate the areas potentially prone to flooding from fluvial, coastal, pluvial, groundwater and lakes.

The OPW crossed referenced the potential risk to receptors in these areas and identified Areas for Further Assessment (AFAs) where flood risk might be an issue; Enniscorthy has been identified as an AFA. The AFAs are currently being subject to more detailed assessment to establish the extent and degree of flood risk. Flood risk maps and flood hazard maps will be developed for the AFA during late 2013/2014 and Flood Risk Management Plans will be developed by the end of 2015. The Council will have regard to any future flood hazard maps, flood risk maps and flood risk management plans for the AFA when assessing development proposals.

13.6.5.3 Other Sources of Information

The Council will use, in conjunction with the JBA and OPW flood zone maps, other available sources of information when screening for flood risk when assessing development proposals. These sources include:

- Office of Public Works flood hazard mapping recorded on www.floodmaps.ie.
- Office of Public Works Benefitting Land Maps
- Mineral Alluvial Soil mapping
- Ordnance Survey "Lands liable to floods" mapping (6" OS maps)
- Flood studies, reports and flood relief schemes
- Working knowledge from the Town Engineer and Area Engineers.

13.6.6 Flood Risk Management in the Plan Area

The Council has carried out flood risk assessment for the purpose of regulating, restricting and controlling development in areas at risk of flooding as required by the Planning and Development Act 2000 (as amended). Flood risk management was carried out during the preparation of the Plan as discussed under Section 13.7.3 and will be carried during the assessment of development proposals.

13.6.6.1 Sequential Approach

The sequential approach is a key tool in ensuring that development is directed towards land that has a low risk of flooding. This approach will make use of all available information, including existing flood risk assessments, CFRAMS, flood zone maps and the classification of the vulnerability of flooding of different types of development. The Council applied the sequential approach when reviewing the zoning of lands during the preparation of the Plan and will use the approach when development proposals in areas at risk from flooding. The principles of the risk-based sequential approach are:

Avoid	Development should be directed towards land that is at low risk of flooding.
Substitute	If avoidance is not possible, substitute for a land use or type of development which is not vulnerable to flooding.
Justify	Justification should occur only where avoidance and substitution cannot take place. Vulnerable developments in areas of moderate or high flood risk must be justified. There are two stages in this test the Development Plan Justification Test and the Development Management Justification Test.
Mitigate	Ensure flood risk is reduced to acceptable levels

13.6.6.2 Flood Risk and Land Use Zoning

The SFRA identified some parts of the Plan area as being at risk of flooding. In some cases, these lands are either already developed or brownfield/utilised, for example, the town centre areas along the River Slaney. The town centre zoning objective on these lands has been retained, but development at such sites will be subject to the requirement for more detailed flood risk assessment at the development proposal stage. The zoning objective on these lands was retained as it passed the Development Plan Justification Test (refer to Appendix 5) on the basis that the lands are located within the centre of the town and along the river front

where development is generally desirable to facilitate the regeneration and expansion of the town centre, subject to complying the requirement of the Guidelines.

In other cases, as detailed in the SFRA, the continued zoning of some lands for uses that are vulnerable to flooding could not be justified for strategic reasons and would not satisfy the criteria in the Development Plan Justification Test set out in the guidelines. It was decided to either replace the existing zonings with lower vulnerability land uses (water compatible uses) or to remove the subject land from the plan boundary.

13.6.6.3 Flood Zones

The sequential approach is based on the identification of flood zones for river and coastal flooding and the classification of the vulnerability to flooding of different types of development. Flood zones are geographical areas within which the likelihood of flooding is in a particular range. The Flooding Guidelines define three types of flood zones which are detailed in Table 19 and which are identified in the SFRA contained in Appendix 5.

Table 19: Types of Flood Zones

Zone	Description
Zone A High probability of flooding	This zone defines areas with the highest risk of flooding from rivers (i.e. more than 1% probability or more than 1 in 100) and the coast (i.e. more than 0.5% probability or more than 1 in 200).
Zone B Moderate probability of flooding	This zone defines areas with a moderate risk of flooding from rivers (i.e. 0.1% to 1% probability or between 1 in 100 and 1 in 1000) and the coast (i.e. 0.1% to 0.5% probability or between 1 in 200 and 1 in 1000).
Zone C Low probability of flooding	This zone defines areas with a low risk of flooding from rivers and the coast (i.e. less than 0.1% probability or less than 1 in 1000).

It should be noted that the Flood Zones do not take into account other sources, such as pluvial flooding, into account. Therefore, an assessment of the risk arising from such sources must also be made. The OPW PFRA maps identify areas at the risk of pluvial flooding. The areas are classified as Indicative which is the 1 in 100 event and Extreme which is 1 in 1000 event.

13.6.6.4 Vulnerability of Different Types of Developments

Table 20 details the classification of vulnerability to flooding of different types of development. It should be noted that uses not listed in the table will be considered on their own merits, and the advice of the Council in this regard should be sought at pre-planning stage.

Table 20: Classification of Vulnerability of Different Types of Developments

Vulnerability Class	Land uses and types of development which include*:
Highly vulnerable development (including essential infrastructure)	Garda, ambulance and fire stations and command centres required to be operational during flooding; Hospitals; Schools; Emergency access and egress points; Dwelling houses, student halls of residence and hostels; Residential Institutions such as residential care homes, children’s homes and social services homes; Caravans and mobile home parks; Dwelling houses designed, constructed or adapted for the elderly or, other people with impaired mobility; and Essential infrastructure, such as primary transport and utilities distribution, including electricity generating power stations and sub-stations, water and sewage treatment, and potential significant sources of pollution (SEVESO sites, IPPC sites, etc) in the event of flooding.
Less Vulnerable Development	Buildings used for: retail, leisure, warehousing, commercial, industrial and non-residential institutions;

	<p>Land and buildings used for holiday or short-let caravans and camping subject to specific warning and evacuation plans;</p> <p>Land and buildings used for agriculture and forestry;</p> <p>Waste treatment (except landfill and hazardous waste);</p> <p>Mineral working and processing; and</p> <p>Local transport infrastructure</p>
Water-compatible development	<p>Flood control infrastructure;</p> <p>Docks, marinas and wharves, navigation facilities;</p> <p>Ship building, repairing and dismantling, dockside fish processing and refrigeration and compatible activities requiring a waterside location;</p> <p>Water-based recreation and tourism (excluding sleeping accommodation);</p> <p>Lifeguard and coastguard stations;</p> <p>Amenity open space, outdoor sports and recreation and essential facilities such as changing rooms; and</p> <p>Essential ancillary sleeping or residential accommodation for staff required by uses in this category (subject to specific warning and evacuation plan)</p>
<p>** Uses not listed in this table will be considered on their own merits</p> <p>Source: The Planning System and Flood Risk Management-Guidelines for Planning Authorities (DEHLG and OPW, 2009)</p>	

13.6.6.5 Types of Developments Appropriate in each Flood Zone

Table 21 identifies the types of development that would be appropriate to each flood zone and those that would be required to meet the Justification Test.

Flood Zone A-High Probability of flooding

Most types of development would be considered inappropriate in this zone.

Development in this zone should be avoided and/or only considered in exceptional circumstances where the requirements of the Justification Test set out can be met.

Flood Zone B-Moderate Probability of flooding

Highly vulnerable development would generally be considered inappropriate in this zone, unless the requirements of the Justification Test can be met. Less vulnerable developments might be considered appropriate in this zone subject to a flood risk assessment to the appropriate level to demonstrate that flood risk to and from the development can and will be adequately managed.

Flood Zone-Low Probability of flooding

Development in this zone is appropriate from a flood risk perspective (subject to assessment of flood hazard from sources other than rivers and the coast) but would need to meet the normal range of other proper planning and sustainable development considerations.

Table 21: Matrix of Vulnerability Versus Flood Zone to Illustrate Appropriate Development and that Required to Meet the Justification Test

	Flood Zone A	Flood Zone B	Flood Zone C
Highly vulnerable development (including essential infrastructure)	Justification Test	Justification Test	Appropriate
Less vulnerable development	Justification Test	Appropriate	Appropriate
Water-compatible development	Appropriate	Appropriate	Appropriate

Source: The Planning System and Flood Risk Management-Guidelines for Planning Authorities (DEHLG and OPW, 2009)

13.6.7 Development Management

The Council will have regard to the requirements of The Planning System and Flood Risk Management Guidelines for Planning Authorities (DEHLG, OPW, 2009) when assessing development proposals where flood risk may be an issue. The key requirements for the management of development in areas at risk of flooding are:

13.6.7.1 Site-specific Flood Risk Assessment

Planning applications for development proposals within, incorporating or adjacent to areas at moderate (Flood Zone B) to high (Flood Zone A) risk of flooding will require

a site-specific and appropriately detailed flood risk assessment. The detail required in the assessment will depend on the level of risk and scale of development and the flood risk.

The detailed site-specific flood risk assessment should quantify the risks and the effects of any necessary mitigation, together with the measures needed or proposed to manage residual risks. Information in relation to, and the requirements of site-specific flood risk assessment and potential sources of information, is contained in the Technical Appendices of the Planning System and Flood Risk Management Guidelines for Planning Authorities (DEHLG, OPW, 2009). This must be submitted prepared by a suitably qualified and indemnified professional.

13.6.7.2 Development Management Justification Test

The Guidelines define the Justification Test as an assessment of whether a development proposal within an area at risk of flooding meets specific criteria for proper planning and sustainable development and demonstrates that it will not be subject to unacceptable risk nor increase flood risk elsewhere.

Where the Council is considering proposals for new development in areas at high (Flood Zone A) or moderate (Flood Zone B) risk of flooding that include types of development that are vulnerable to flooding and that would generally be inappropriate, the Council must be satisfied that the development satisfies all of the criteria of the Development Management Justification test as set out in Section 5.15 of the Planning System and Flood Risk Management-Guidelines for Planning Authorities (DEHLG and OPW, 2009). Inappropriate development that does not meet the criteria of the Justification Test will not be approved within the development management process.

13.6.7.3 Mitigation

Any proposal in an area at moderate (Flood Zone B) or high (Flood Zone A) risk of flooding that is considered acceptable in principle must demonstrate that appropriate mitigation measures can be put in place and that residual risks can be managed to acceptable levels.

Addressing flood risk in the design of new development should consider the following:

- Locating development away from areas at risk of flooding, where possible.
- Substituting more vulnerable land uses with less vulnerable uses.
- Identifying and protecting land required for current and future flood risk management, such as conveyance routes, flood storage areas and flood protection schemes etc.
- Addressing the need for effective emergency response planning for flood events in areas of new development.

Site layout, landscape planning and drainage of new development must be closely integrated to play an effective role in flood-reduction. As such, proposals should clearly indicate:

- The use of Sustainable Drainage Systems (SuDS) to manage surface water run-off.
- Water conveyancing routes free of barriers such as walls or buildings.
- The signing of floodplain areas to indicate the shared use of the land and to identify safe access routes.

To ensure that adequate measures are put in place to deal with, where acceptable, residual risks, proposals should demonstrate the use of flood-resistant construction measures that are aimed at preventing water from entering a building and that mitigate the damage floodwater causes to buildings. Alternatively, designs for flood resilient construction may be adopted where it can be demonstrated that entry of floodwater into buildings is preferable to limit damage caused by floodwater and allow relatively quick recovery. Such measures include the design and specification of internal building services and finishes. Further detail on flood resilience and flood resistance are included in the Technical Appendices of the Planning System and Flood Risk Management-Guidelines for Planning Authorities (DEHLG and OPW, 2009)

Applications for minor development, such as small extensions to existing houses and most change of use of existing buildings and or extensions and additions to existing

commercial and industrial enterprises, are unlikely to raise significant flooding issues, unless they obstruct important flow paths, introduce a significant additional number of people into flood risk areas or entail the storage of hazardous substances. Since such applications concern existing buildings, the sequential approach cannot be used to locate them in lower-risk areas and the Justification Test will not apply. However, a commensurate assessment of the risks of flooding should accompany such applications to demonstrate that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities. These proposals should follow best practice.

Where flood risk constitutes a significant environmental effect of a proposal, a sub-threshold Environmental Impact Statement may be triggered. Screening for Environmental Impact Assessment should be an integral part of planning applications in areas at risk of flooding.

It is the objective of the Council:

Objective FRM01

To carry out flood risk assessment for the purpose of regulating, restricting and controlling development in areas at risk of flooding and to minimise the level of flood risk to people, business, infrastructure and the environment through the identification and management of existing and potential future flood risk.

Objective FRM02

To have regard to any future flood hazard maps, flood risk maps and flood risk management plans for the plan area prepared as part of the South-East Catchment Flood Risk Assessment and Management Study (CFRAM).

Objective FRM03

To apply the sequential approach which is based on the principles of avoidance, reduction and mitigation of flood risks when preparing town development plans, variations and when assessing planning applications for development proposals.

Objective FRM04

To ensure that all development proposals comply with the requirements of the Planning System and Flood Risk Management-Guidelines for Planning Authorities' (DEHLG and OPW 2009) and to ensure that the Justification Test for Development Management is applied to required development proposals and in accordance with methodology set out in the guidelines.

Objective FRM05

To require planning applications for development proposals within, incorporating or adjoining areas at moderate (Flood Zone B) to high (Flood Zone A) risk of fluvial flooding or at extreme or indicative risk of pluvial flooding, to carry out a site-specific and appropriately detailed flood risk assessment. The site-specified flood risk assessment shall be carried out by a suitably qualified and indemnified professional and in accordance with the requirements of the Planning System and Flood Risk Management Guidelines for Planning Authorities (DEHLG, OPW 2009).

Objective FRM06

To require the verification of Flood Zone maps and Flood Extent Maps at the edge of identified flood zone or extent areas given the broad-scale nature of the modelling which these maps are based on. In the event that it is concluded that the area is at moderate or high risk flooding, it will be necessary to carry out a site-specific and appropriately detailed flood risk assessment. The site-specified flood risk assessment shall be carried out by a suitably qualified and indemnified professional and in accordance with the requirements of the Planning System and Flood Risk Management Guidelines for Planning Authorities (DEHLG, OPW 2009).

Objective FRM07

To require the use of Sustainable Urban Drainage Systems (SuDS) to minimise the extent of hard surfacing and paving and require the use of sustainable drainage for new development or extensions to existing developments.

Objective FRM08

To require the separation of foul and surface water discharges in new developments through the provision by the developer of separate networks.

Objective FRM09

To protect and enhance the town's floodplains and wetlands as 'green infrastructure' which provide space for storage and conveyance of floodwater, enabling flood risk to be more effectively managed and reducing the need to provide flood defences in the future.

Objective FRM10

To facilitate the provision of necessary suitable flood risk management infrastructure by the Office of Public Works, the local authority or private developers, subject to compliance with the requirements of the EU Habitats Directive and the protection natural and built heritage and visual amenities.

Objective FRM11

To ensure that where flood protection or alleviation works take place that the natural and cultural heritage and rivers, streams and watercourses are protected and enhanced.

Objective FRM12

To ensure riparian buffer zones, a minimum of 5-10min width, are created between all watercourses and any future development.

Objective FRM13

To ensure that development proposals in areas at moderate (Flood Zone B) or high (Flood Zone A) risk of fluvial flooding or at extreme or indicative risk of pluvial flooding, which are considered acceptable in principle in accordance with the Development Management Justification Test, demonstrate that appropriate mitigation measures can be put in place and that residual risks can be managed to acceptable levels.

Objective FRM14

To ensure new development does not increase flood risk elsewhere including that which may arise from surface water run-off.

Objective FRM15

To ensure that screening for Environmental Impact Assessment is undertaken of planning applications in areas at risk of flooding as flood risk could constitute a significant environmental effect of a proposal, a sub-threshold Environmental Impact Statement may be triggered.

No legal status - for information purposes only

Chapter 14: Design

14.1 Introduction

The quality of the design of the places we live in has an impact on the day to day enjoyment of our lives. Good urban design is essential to deliver a built environment which enhances our social, environmental and economic needs. The rich built heritage of Enniscorthy provides us with a strong identity and pride in our place. It is important to encourage the conservation of older buildings of architectural, historical and social significance but it is just as important to promote the development of buildings and spaces which are of our time and not merely a crude replication of the past. Landmark buildings and structures create a focus of attention but it is also essential to focus on the spaces between the buildings and the interrelationship of design, form and function.

The Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas and its companion document Urban Design Manual (DEHLG, 2009) along with the National Disability Authority (NDA) Buildings for Everyone: A Universal Design Approach, provide frameworks for the best advice in urban design and illustrate how design principles can be translated into practice for the creation of sustainable communities. The Design Manual for Urban Roads and Street (DTTS and DCLG, 2013) aims to put well designed streets at the heart of sustainable communities. Developers are encouraged to take account of the advice contained in these guidelines to create sustainable developments of high design quality. The principle of universal design referring to the composition of an environment so that it can be accessed, understood and used to the greatest extent possible by all people should underpin any proposed development. It is the Council's aim to promote the development of good quality spaces and an attractive town by promoting the principles of good urban design.

The Council is proactive in making improvements to the urban environment and has commissioned a public realm plan titled Enniscorthy 1500+, which details possible enhancements and improvements of different parts of the town. The report was prepared by Phillip Geoghegan of iCon Architecture and Urban Design. It outlines

improvements such as the pedestrianisation of Rafter Street (which has been implemented), shop front conservation, the refreshment of pavements on Slaney Street, making Spout Lane a visually clear pedestrian route, widening of the pavements on Shannon Quay and restoring the lettering on the boundary wall to Donohoe's Depot. Works completed at Templeshannon include footpath replacements and undergrounding of services at and around Treacy's Hotel.

14.2 Urban Design

The Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas and its companion document, Urban Design Manual (DEHLG 2009) provide a framework for best practice in urban design and illustrate how design principles can be translated into practice for the creation of sustainable communities. The Council will promote the use of these guidelines in development proposals. The principle of universal design referring to the composition of an environment so that it can be accessed, understood and used to the greatest extent possible by all people shall underpin the design of any proposed development.

Site Analysis

The first step for any proposed development should be to formulate a design response brief to the proposed development. A design response brief should include the following elements:

- An analysis of the characteristics of the site;
- An analysis of how the proposed development will fit in and relate to the surrounding area;
- An analysis of the topography and other environmental considerations and a survey of existing structures on site;
- A demonstration that proposed arterial cross routes and other transport links are incorporated into the design;
- Identification of significant landmark buildings in the vicinity of the site and an appraisal of the visual appropriateness of the proposed development in relation to the landmark building;
- Identification of the existing and proposed pedestrian generators, public open spaces and consequent desire lines;

- Key vistas from within the town, including protected views and important vantage points outside the town, and
- An analysis of how design principles within this chapter have been incorporated in the development proposal.

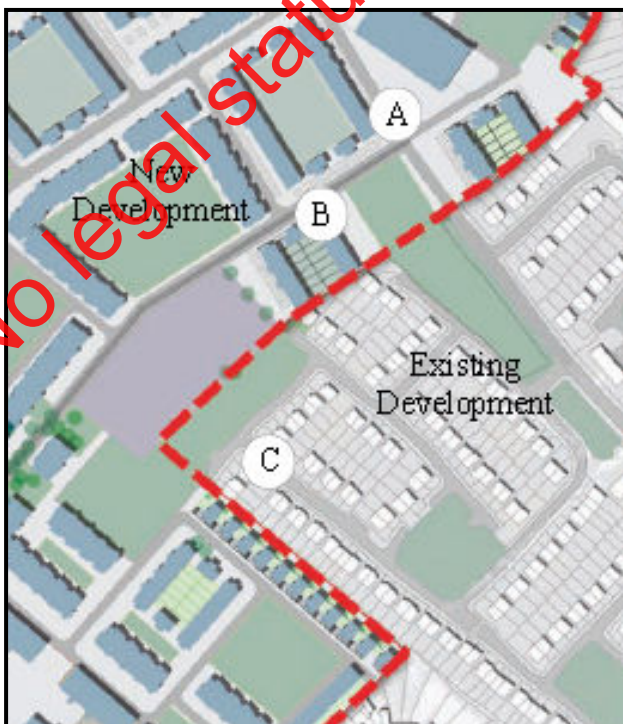
14.3 Urban Design Guide

14.3.1 Context

This is the relationship of a building or buildings to its surrounding and the design and definition of the space between them. A development should sit in context so that it can be considered to have evolved naturally as part of its surroundings.

Developments should have a density which respects the form of buildings and landscapes adjoining or in close proximity, and the amenity enjoyed by neighbouring users. A development's place should naturally be reflected in its form, architecture and landscaping. It should demonstrate a positive contribution to the character and identity of the neighbourhood in which it is situated. An appropriate design response brief should encompass the nature of specific boundary conditions. In Figure 4, the scheme below, the boundary treatments respond to a range of surrounding conditions.

Figure 4: Context

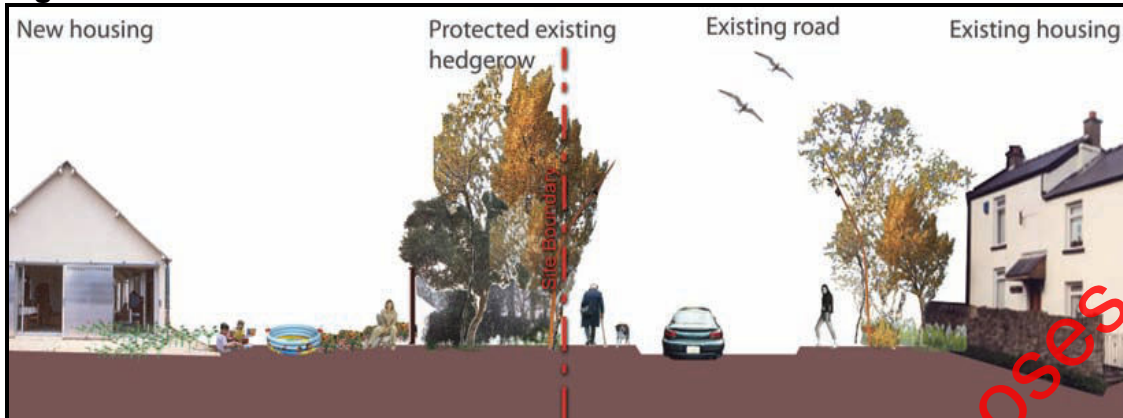


A: New amenity is provided adjacent to an existing green, creating an improved space running across the property boundary.

B: Gable ends have been used where the site abuts the sides of existing houses, working with existing development to build a streetscape.

C: Where existing houses back onto the site rear gardens are places, giving privacy and security.

Figure 5: Boundaries



The boundaries of many residential sites will already be defined by existing hedgerows. These are not only important habitats for wildlife but are also a part of the historic fabric and identity of the site. The example above utilises the existing hedgerow as a boundary, retaining its character, amenity and ecological value.

14.3.2 Connections

This relates to how well the new neighbourhood or development is connected. There should be attractive accessible routes in and out for pedestrians and cyclists. The development's layout must make it easy for a bus to serve the scheme, where appropriate, or extend existing well used walking tracks through the site to add to the local amenity. The layout must link to existing circulation routes and the places people will want to get to. Depending on location, appropriate density helps support efficient public transport.

Figure 6: Connections

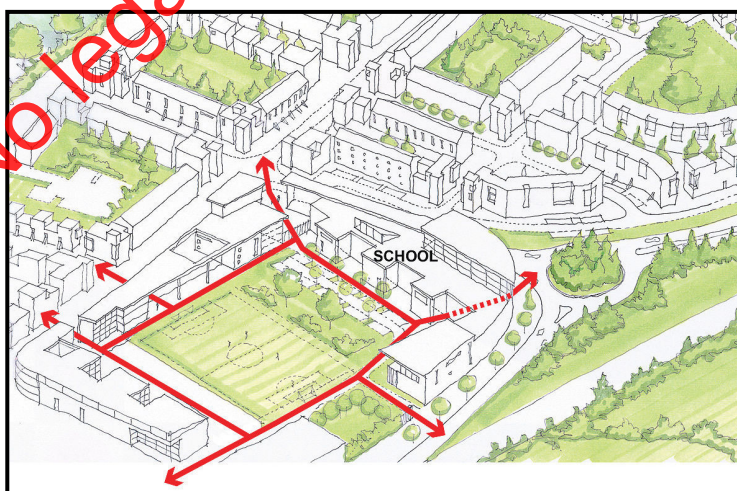


Figure 6 is a design sketch for a suburban development shows an early description of how connectivity to the school and park can be achieved.

14.3.3 Inclusivity

It is important to ensure that access to a development is as simple and legible as possible. New homes should meet the aspirations of a range of people and households. One goal of the design and layout should be to provide easy access to all. Developments should include a range of public, communal and/or private amenity spaces and incorporate facilities for children of different ages, parents and the elderly. Areas defined as public open space must be clearly defined, be passively secure and be accessible and open to all. Dead spaces should be designed out of spaces. New buildings should present a positive aspect to passers by avoiding unnecessary physical and visual barriers.

Figure 7: Inclusivity



Figure 7 shows amenity spaces arranged in a hierarchy of public to private spaces. The main green in the centre is fully overlooked and is set back from a public road; a communal courtyard provides shared private space to apartments while fully private gardens are provided for the houses.

Figure 8: Inclusivity

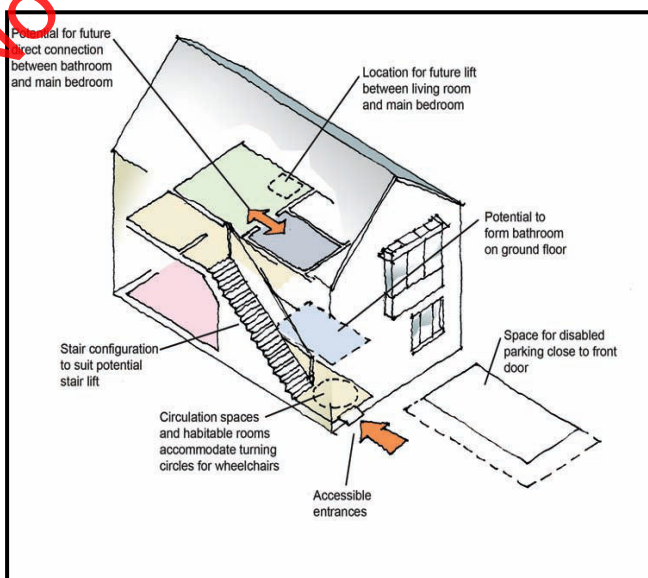


Figure 8 identifies some practical features of a dwelling designed to allow potential adaptation for persons with specific design needs.

Figure 9: Inclusivity



The edge of the scheme in Figure 9 above is set out in a way which presents an open frontage. Houses face towards the road, using special corner units to avoid blank gables. Open spaces allow long view-lines into the site, while the well overlooked spaces help give a sense of neighbourhood identity and passive security to the green spaces.

14.3.4 Variety

The development should promote a good range of activities. Activities generated by a development will contribute to the quality of life in its locality. The most accessible places should have uses that attract the most people. When choosing neighbouring uses and activities, it is essential that they are compatible with each other. Housing types and tenure add to the choice available in the area. Opportunities should be taken to provide shops, facilities and services that complement those already available in the neighbourhood where this is appropriate to the zoning of the site.

Figure 10: Variety

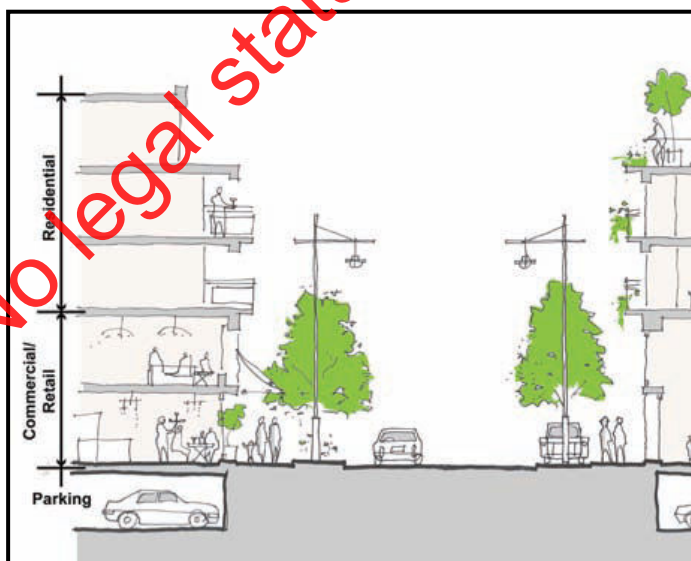


Figure 10 shows a mixed use proposal which places apartments at second floor above an active street of shops and cafes. First floor offices provide a 'buffer' to the noisier restaurant uses. A set back at second floor level gives further privacy and outside private space. This improves the compatibility of neighbouring uses and activities

14.3.5 Efficiency

The development should make appropriate use of resources, including the land. The proposal must look at the potential for higher density, where appropriate, taking into account neighbouring amenity, zoning provisions, appropriate accessibility by public transport and the objectives of good design. Landscaped areas should be designed to provide amenity and biodiversity, protect buildings and spaces from the elements and incorporate sustainable drainage systems. Buildings, gardens and public spaces should be laid out to exploit the best solar orientation. The scheme could bring redundant buildings or a derelict site back into productive use. Appropriate recycling facilities must be identified in the layout.

Figure 11: Efficiency



In Figure 11 sustainable drainage is integrated as an amenity within a public space. Creating a local landmark and a focus for recreation.

Figure 12: Efficiency



Figure 12 shows how efficient housing should be designed to use its environment to make best use of “free” energy such as solar gain.

Figure 13: Efficiency



Figure 13 to the left shows a 'BedZed' residential scheme, where the site layout is planned to optimise orientation for solar gain.

14.3.6 Distinctiveness

Well designed development proposals create a sense of place. Places should have recognisable features so that people can describe where they live and form an emotional attachment to that place. The scheme should add positively to the identity of the locality. The layout should make the most of the opportunities presented by existing buildings, landform and ecological features to create a memorable layout. The proposal should successfully include views into and out of the site. To create a sense of place, there may be a discernable focal point to the scheme, or the proposals should reinforce the role of an existing centre, space or feature.

Figure 14: Distinctiveness

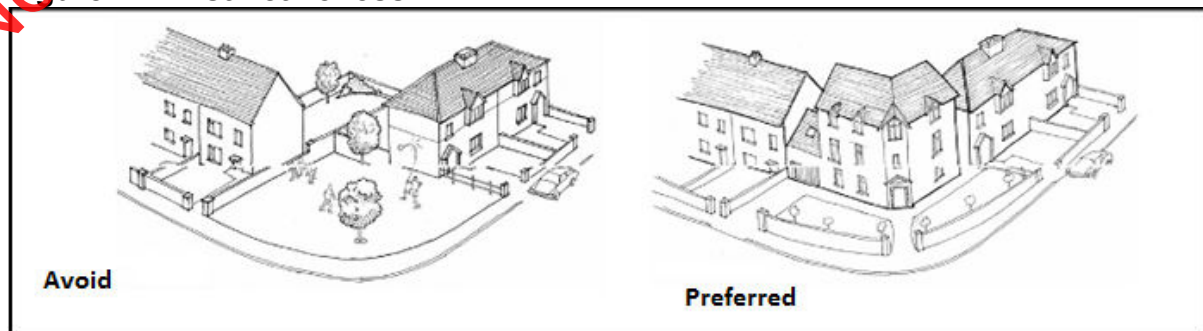


Figure 14 shows a typical corner junction of two rows of terraces. Corner sites should address both street frontages bordering the site. The building design should have a greater emphasis placed on it through good design features such as building height, form and the materials used.

14.3.7 Layout

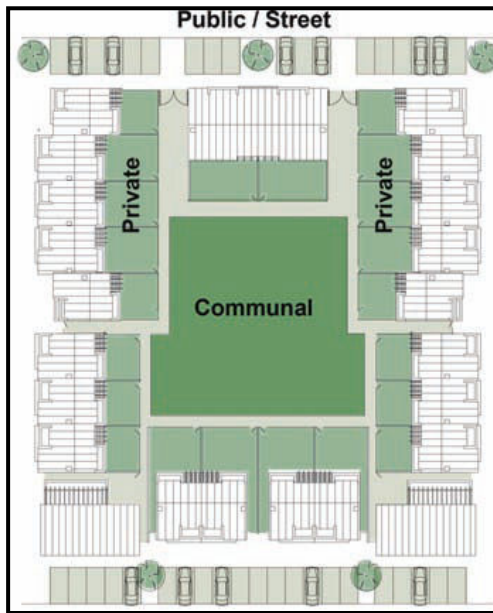
Proposals should create people friendly streets and spaces. One way in which this can be achieved is through aligning routes with desire lines to create a permeable interconnected series of routes that are easy and logical to navigate. The layout should focus activity on the streets by creating active frontages with front doors directly serving the street, where appropriate. The streets should be designed as places instead of roads for cars, helping to create a hierarchy of space with less busy routes having surfaces shared by pedestrians, cyclists and drivers. The advice and standards of the Design Manual for Urban Roads and Street (DTTS and DCLG 2013) should be incorporated into design proposals where possible. Good design allows for traffic speeds to be controlled by design and layout rather than by speed humps. Developments with a block layout place some public spaces in front of building lines as squares or greens, and some semi private space to the back as communal courts, which can in turn be used to create people friendly spaces.

Figure 15: Layout



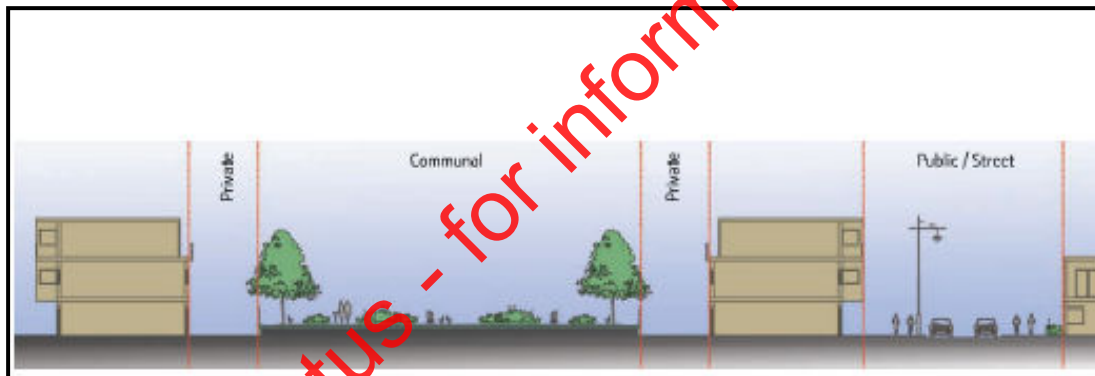
Figure 15 shows a layout that does not rely on speed bumps. The design layout for this development seeks to control traffic speeds with an indirect route, parking layouts and by making clear thresholds into a 'home zone' street. The schematic shows buildings used to create a clear, simple range of spaces. Frontages address public spaces and streets while perimeter blocks enclose and control shared private spaces for residents only.

Figure 16: Layout



The schematic layout in Figure 16 and the section below in Figure 17 shows buildings used to create a clear, simple series of spaces. Frontages address public spaces and streets while perimeter blocks enclose and control shared private spaces for residents only.

Figure 17: Layout



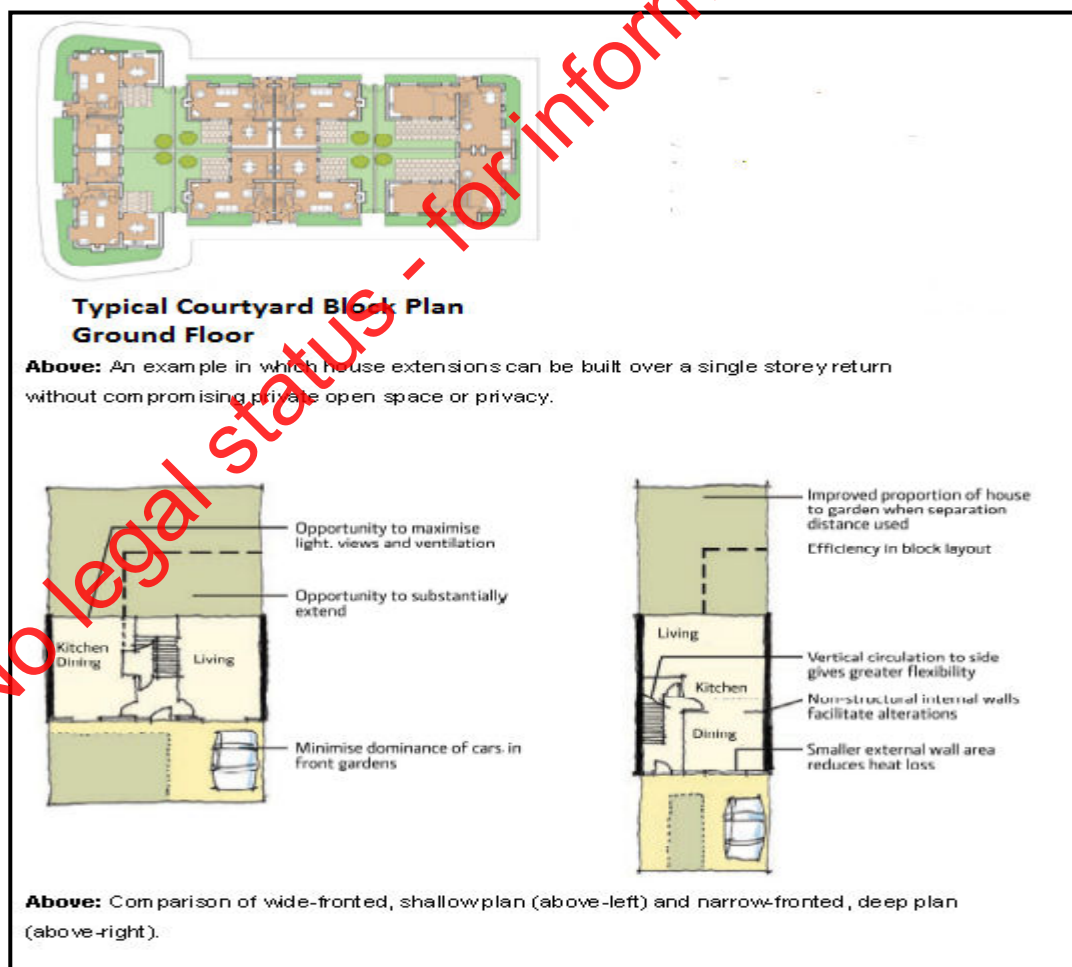
14.3.8 Public Realm

It is important to make public areas safe, secure and enjoyable. All public open space must be overlooked by surrounding homes so that this amenity is under passive surveillance and creates a sense of ownership by the residents. The public realm must be considered a usable, integrated element in the design of a development. Children's play areas should be sited where they will be overlooked, so they are safe, and they contribute to the amenities of the neighbourhood. There should be a clear definition between public, semi private and private space. Roads and parking areas must be considered as an integral landscaped element in the design of the public realm.

14.3.9 Adaptability

Buildings must be robust. Houses should be designed to allow for flexibility in changing family needs; accessibility requirements and/or energy efficiency (see Chapter 16 Development Management and Chapter 9 Community for details regarding universal design). The aim should be to ensure that dwellings can meet the changing needs of the occupants over their lifetimes without having to carry out costly and disruptive remodelling. The structure of these homes and their loose fit design allows for adaptation and subdivision, such as the creation of an annexe or small office. Space in their roof or garage may be easily converted into living accommodation, where appropriate. Commercial and other buildings should be designed to allow for a multiplicity of uses and should be adaptable to allow for changing market demand, expansion or contraction.

Figure 18: Adaptability



14.3.10 Privacy and Amenity

Schemes should provide a high standard of amenity. Each home must have access to an area of useable private outdoor space (see Development Management Standards Chapter 16). Design should maximise the number of homes enjoying dual aspect. Homes ought to be designed to prevent sound transmission, either by appropriate acoustic insulation, or through the design layout. Windows must be sited to avoid views into the home from other houses or the street. The homes in Figure 19 below are designed to provide adequate storage, including space within the home for the sorting and storage of recyclables.

Figure 19: Storage

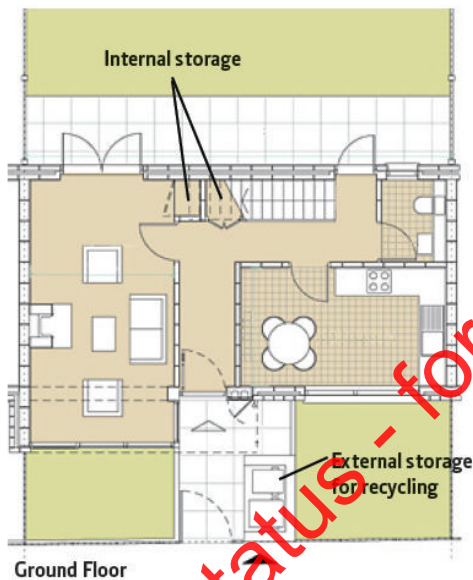


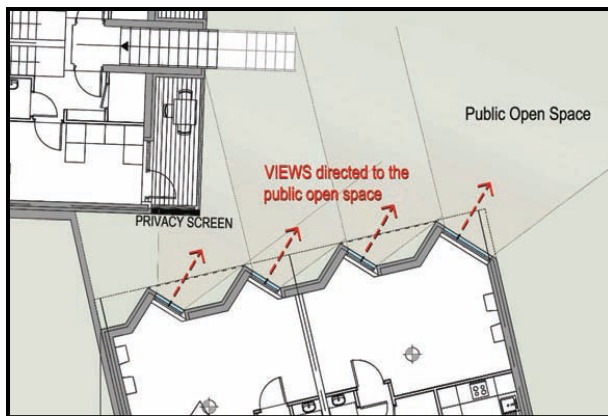
Figure 19 to the left shows the ground floor level of a terraced house, with recycling storage integrated into the front garden.

Figure 20: Privacy



Figure 20 is an example of angled windows used to avoid views into adjacent apartments.

Figure 21: Privacy and Amenity



In Figure 21 winter gardens are used on the street elevation of upper level apartments, which can provide a buffer to outside noise.

14.3.11 Parking

Parking should be secure and attractive, and depending on location, incorporate accessible parking and set-down areas where necessary. To encourage active street frontages it is appropriate for car parking to be on-street or within easy reach of the home's front door. Parked areas should be overlooked by houses, pedestrians and traffic where possible, or stored securely, with a choice of parking appropriate to the situation. Parking can be provided communally to maximise efficiency and accommodate visitors without the need to provide additional dedicated spaces. Materials used for parking areas should be of similar quality to the rest of the development. In addition to car parking, adequate secure facilities should be provided for bicycle storage.

Figure 22: Parking

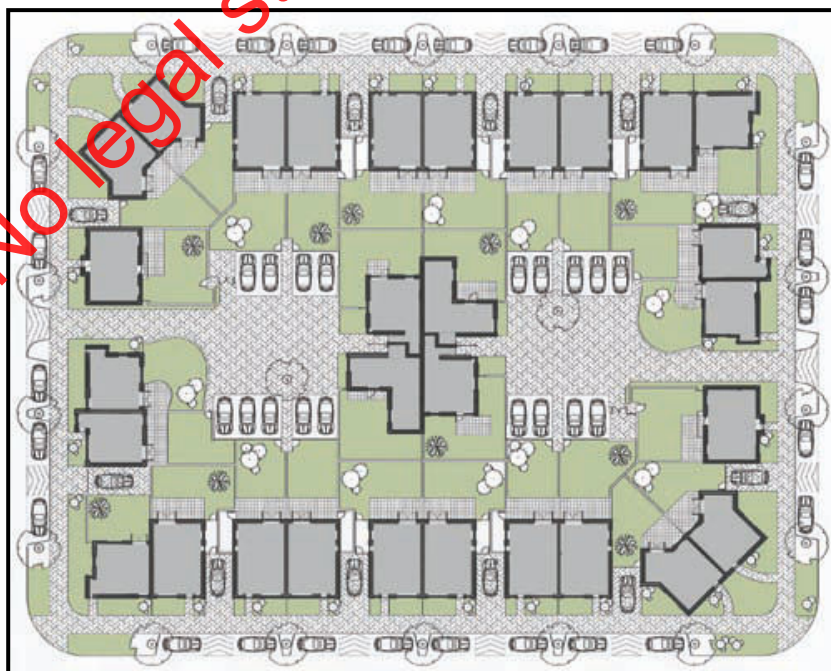


Figure 22 illustrates a lower-density development providing parking in a combination of on-street spaces and spaces within well overlooked courtyards.

Figure 23: Parking



Figure 23 show parking spaces which are not allocated to any specific dwellings, at this scheme in Enniscorthy. In this case, if residents don't need a parking space, it is available to visitors or dwellings with multiple cars.

Figure 24: Security



Shown in Figure 24 are houses addressing the street and overlooking on-street parking providing passive security.

14.3.12 Landscape Design

Landscape design should facilitate safe and enjoyable use of the public spaces from the date of occupation of a development. The design of the buildings and their public spaces should facilitate easy and regular maintenance. Appropriate planting should be used to create a sense of place and urban green areas should be used to contribute to the promotion and conservation of biodiversity.

Figure 25: Good Urban Design

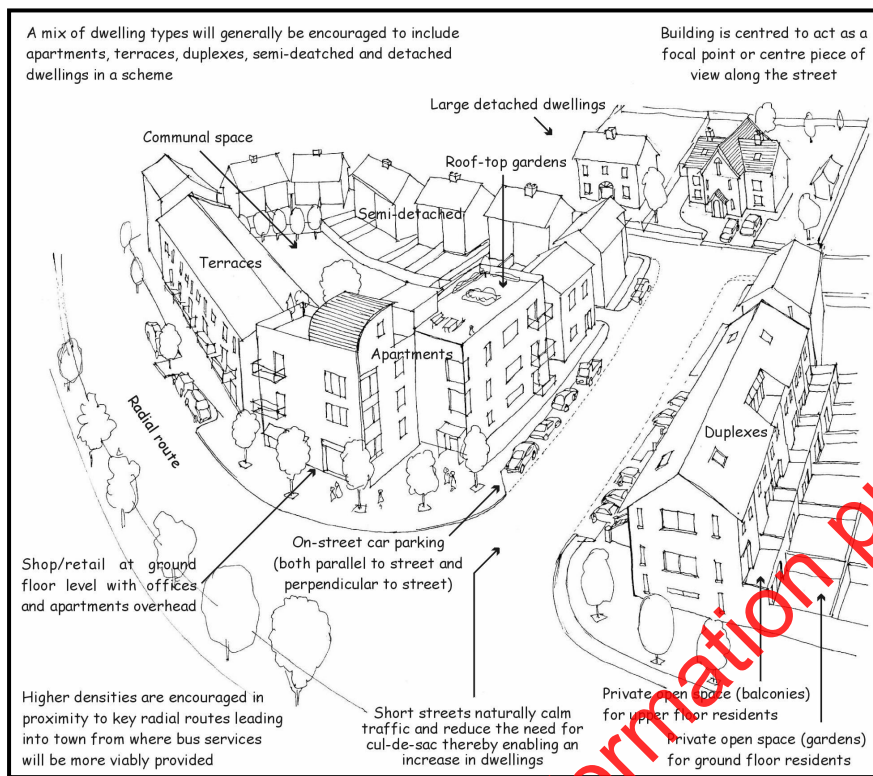


Figure 25 is a schematic design for good urban development. It shows how retail, commercial and domestic units can be incorporated around the same area.

14.4 Architectural Guidance

Achieving a high standard of architectural quality must be the goal in all new development. Consistency in the application of architectural standards will achieve this aim and assist in creating a coherent urban form. In all new developments (or refurbishment of existing buildings or historic sites) attention must be given to:

Building form, profile, scale and massing

These are the larger scale design elements which will define the appearance of the building from a distance and influence how it sits within its streetscape/context.

- A new development must be considered and be responsive to its context in this regard, particularly in relation to buildings and spaces of significance, whether of heritage importance or not.
- Building heights and widths should have regard to the existing urban fabric.
- Where the existing context is of poor quality the development should set a new standard of design to generate positive change in the area.

- For buildings at prominent sites, for example corner sites, end of streets or terminal vistas, it may be appropriate to increase building height to provide a greater emphasis on the building. There will also be a greater expectation of design quality and architectural treatment on such sites. Corner sites or sites with dual frontage should address both street frontages.

Creating a connection with the street

It is important to integrate active ground floor uses, to create vibrancy and life at the ground level and a connection with street activity, particularly along all major pedestrian routes. This will foster a sense of neighbourhood and increase the perception of safety.

- Mixed use development will be encouraged where appropriate as it helps bring activity to the street, such as residential or office developments which accommodate retail uses at the ground level.
- Existing and established building lines should be maintained and new buildings lines created where they do not exist. Building lines may be varied where important areas of public or civic space are to be provided.

The design of the space around the building

The space around the building is as important in urban design terms as the buildings themselves.

- Buildings are considered to be the definition of the external spaces so they need to work in tandem.
- A building's curtilage may be productively used to contribute to pedestrian amenity, draw people into the building, provide landscaping or create pedestrian links.
- This space should not be dominated by utilities such as car parking or bin storage.

These spaces should add positively to the area and provide useful positive quality spaces.

Detailing

The detailing of a building plays a key role in both its overall impression and ensuring it is appropriate to its context.

- Articulation of building facades with projections or relief in the elevations, roof style, proportioning, the use of fenestration will help to generate interesting building forms, break down building mass and scale and give identity to the street
- Attention must also be paid to detailed design. The incorporation of art or sculptural elements can create a unique image for the building or its context.
- The night time appearance of a building must be considered. Lighting can assist the building to continue its function after dark (for example, landmark structures or sites which maintain their visual prominence through appropriate lighting) and can be used to create striking night time compositions.

The use of contemporary styles and materials

- The spirit and design ethos of the time in which a building is constructed should be embraced as a part of an ongoing design evolution. Sustainability for example, has a very strong influence on current design.
- Contemporary buildings can be striking in their presentation. A classical approach to the project can be equally strong and either may be appropriate. Consideration of context is hugely important to render a project appropriate to its place
- Innovation and creativity will be encouraged particularly in relation to new landmark buildings, but context and site analysis is paramount to achieving an appropriate design solution.

Contemporary materials selection

- Material selection should be appropriate for the proposal and be made in consideration of the context style, function, form, scale and location within the proposal and make a positive contribution to the appearance of the area.
- The use of the materials, whether in a traditional or innovative manner, should be well considered at an early stage of the project as fundamental design elements.

- High quality materials may be expensive at the outset but can offer great value for money in the long term as they may require little or no maintenance and may offer a long life, consistent finish regardless of weather, orientation and environment.

14.5 Landmark Buildings

A landmark building can be defined as a single outstanding building which is either taller or of a more notable design than its neighbours. A design response for any landmark building may identify elements that reflect the local character and should identify local features as references in developing a proposal. This could include amongst others:

- The streetscape - the scale and height of buildings and the urban grain;
- Important local views, panoramas or protected views illustrated on Map 9;
- The skyline;
- Topography;
- The function of the building relative to its form;
- Other landmarks and their settings.

Well sited and designed landmark buildings can be seen to bring various advantages to an urban area. Structures which influence a town or village's skyline act as landmarks and assist in legibility. Proposals for landmark buildings will be rigorously and strategically assessed in terms of their siting, detailed design quality and function.

The Local Environment

- A landmark building must make a positive contribution to the appearance and activity of the streetscape.
- At ground level, the detailed design and function of a landmark building must be in scale with its immediate environment and contribute to the 'sense of place'.
- It is important that the ground floor uses of landmark buildings are compatible with the activity of the street and the locale.
- Landmark buildings should aid in the permeability of their context.

- Landmark buildings should integrate with their surrounds by providing internal or external spaces for public access such as parks, cafes, shops and thoroughfares where possible.
- Particular attention must be paid to the impact that a landmark building may have upon adjacent heritage sites or areas of special urban character and protected views (refer to Chapter 11).
- The impact that a landmark building may have upon natural features, such as waterways or landscapes, or public spaces is also an important consideration.
- Microclimate impacts such as the creation of wind tunnels or overshadowing must also be considered.
- Landmark buildings should be located near, or have good connections to, transport nodes and/or the town centre.
- Parking for landmark buildings should be provided in such a way that conflict does not occur between pedestrians and vehicles at street level.

14.6 Building for Change

In accordance with Government Policy on Architecture 2009-2015 (DEHLG, 2009) the Planning Authority will encourage the adaptive re-use of existing buildings where such use is compatible with their character and significance. The Planning Authority recognises how re-use of older buildings can contribute to a reduction in the consumption of fossil fuels and carbon dioxide emissions. In the town centre, existing buildings can be converted from retail to office and other uses outside of the primary shopping streets, subject to compliance with zoning and the Retail Strategy in Appendix 1. Vacant buildings such as warehouses and schools also have capacity for new uses subject to appropriate access and parking arrangements, and provided that such uses do not negatively impact on residential amenity.

Protected Structures can be adapted where the works would not significantly impact on their character and setting and where such works are easily reversible. It is recognised that re-use of such buildings can contribute to their preservation and prevent them falling into disrepair.

It is an objective of the Council:

Objective UD01

To require a design response brief in accordance with Section 14.2 of the Plan; the level of detail required shall be appropriate to the location of the site and the scale of development.

Objective UD02

To encourage architectural creativity in the creation of good places.

Objective UD03

To encourage innovation in the built environment and to ensure that high quality urban design and architecture is carried out in accordance with the guidelines contained in this chapter along the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, its companion document Urban Design Manual (DEHLG, 2009), the Design Manual for Urban Roads and Street (DTTS and DCLG, 2013), the Architectural Heritage Protection - Guidelines for Planning Authorities (DAHG, 2011) and the National Disability Authority (NDA) Buildings for Everyone: A Universal Design Approach.

Objective UD04

To ensure high quality design and architectural treatment of key landmark sites.

Objective UD05

To ensure that high quality urban design contributes to the creation of urban regeneration in the town.

Objective UD06

To have regard to the 1500+ Public Realm Plan for the town, and where appropriate and subject to the necessary resources and funding being available, implement selected appropriate elements.

Chapter 15 Land Use Zoning

15.1 Introduction

The purpose of land use zoning is to promote the orderly development of the plan area, to establish an efficient basis for investment in public infrastructure and facilities and to avoid potential conflict between opposing land uses. It also identifies for property owners, developers and the public the types of developments and uses that the Council considers most appropriate on lands within the plan area.

The land use zoning objectives have been formulated having regard to the following:

- The present development area and trends in development since 2008
- The need to promote the proper planning and sustainable development of the plan area in accordance with national, regional and local policies
- The need to zone sufficient lands at appropriate locations to accommodate the projected growth in population and facilitate economic and retail development
- The location, accessibility and availability of land for development
- The existing and future provision of essential infrastructure (water, sewerage and roads) and the need to ensure the efficient use of this infrastructure
- The location and adequacy of existing social infrastructure (for example schools, childcare facilities and sports facilities)
- The character of the town with regard to the scale and pattern of development
- The physical features and amenities of the town.

15.2 Land Use Zoning Objectives

Existing Residential and Infill (R)

'To protect and enhance the residential amenity of existing and developed communities'.

This zoning relates to residential lands that are fully or partially built on. The purpose of this zoning is to preserve existing residential uses and to provide for infill residential development at a density that is considered suitable to the area. While infill or redevelopment proposals would be acceptable in principle, careful consideration will be given to protecting residential amenity.

New Residential (NR)

'To provide for new residential development, associated residential services and community facilities'.

The purpose of this zoning is to provide for new residential development and associated uses. Density shall generally be permitted at an average of 20 units per hectare. However, higher densities will be considered at suitable locations such as the town centre, brownfield sites and in the vicinity of public transport nodes and corridors. While housing is the primary use in this zone, recreation, education, childcare facilities, community buildings, sheltered housing and local convenience shops will also be considered subject to the preservation of neighbouring residential amenity. Limited shopping facilities will be considered to serve the needs of local residents.

Town Centre (TC)

'To provide for, protect and strengthen the vitality and viability of the town centre through consolidating development, maximising the use of lands and encouraging a mix of uses'.

The purpose of this zoning is to enhance the vitality and viability of the town centre through the development of under-utilised land and brownfield sites and by encouraging a mix of uses to make the town centre an attractive place to visit, shop and live in. The character of the town centre shall be protected and enhanced. It is

an objective to encourage the full use of buildings and backlands; in particular the full use of upper floors in buildings, preferably for residential use.

Neighbourhood Centre (NC)

'To provide for a neighbourhood centre and associated facilities'.

This zoning provides for the development of a neighbourhood centre. It is intended to serve the needs of the local working and resident population and complement rather than compete, with the established town centre. A mix of retail, community and recreational development is sought. Retail comparison will be limited to a chemist or similar neighbourhood service. Only limited residential development sufficient to ensure the viable and satisfactory working of the neighbourhood centre will be considered in this zone. Medical clinics and professional offices, workshops, a crèche, small convenience stores and cafés are all envisaged in this zone.

Community and Education (CE)

'To protect and provide for community, educational and ecclesiastical facilities'.

The purpose of this zoning is to protect and improve existing community, educational and institutional facilities and to safeguard their future provision. Residential uses will not normally be permitted. A community workshop type facility will be permissible within this zoning.

Open Space and Amenity (OS)

'To protect and provide for recreation, open space and amenity areas'.

The objective of this zoning is to retain and protect all existing open spaces, both passive and active. The Council will not normally permit development that would result in a loss of established open space or lands zoned for open space and amenity. An exception may be made to this restriction where compensatory provision is made elsewhere in the town's environs.

Natural Amenity (NA)

'To retain and protect areas of high natural amenity'.

The objective of this zoning is to retain and protect areas of high natural amenity value and to provide a level of conservation for biodiversity and/or visual amenity.

Leisure and Amenity (LA)

'To provide for water compatible leisure and amenity uses.'

The purpose of this zoning is to provide for amenity and open space water-compatible developments as set out in Table 3.1 Classification of Vulnerability of Different Types of Uses of The Planning System and Flood Risk Management Guidelines for Planning Authorities (DEHLG and OPW, 2009). Such uses include water-based recreation and tourism (excluding sleeping accommodation), amenity open space, outdoor sports and recreation and essential facilities such as changing rooms. The Council will encourage the appropriate redevelopment of St. John's Mill. It is considered that the character of the majority of these lands will be 'open' in nature.

General Industry (GI)

'To provide for general industrial uses.'

The purpose of this zone is to provide for the needs of industry and transport uses. Industry includes all industrial manufacturing, processing and storage outside of the definition of light industry. It is envisaged that factories, manufacturing premises, ancillary warehouses, hauliers and logistics and ancillary services will be located in this zone. Offices will be permitted. Where there are existing retail uses on site, proposals for extensions will be assessed on a case by case basis.

Light Industry (LI)

'To provide for light industry and office related developments.'

This zoning provides for a range of light industry, enterprise and employment uses but excludes general industry. Light industry is defined as any 'industrial building in which the processes carried on or the plant or machinery installed are such as could be carried on or installed in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit'.

Retail (Bulky Goods) and Leisure Park (RL)

'To provide for retail bulky goods and leisure facilities.'

The purpose of this zoning is to provide for retail bulky goods and leisure facilities which cannot be suitably located in the town centre and which do not take away from the town centre. Such uses may include retail warehouse developments²¹ which given their size requirements do not fit easily into the town centre, a garden centre, children's playbarn, bowling alley or an indoor adventure centre. Any retail development proposal must comply with the requirements of the Retail Planning Guidelines and the Retail Strategy contained in Appendix 1. Residential development will not be permitted in this zone.

An overall Design Framework will be required for the area which delivers individual buildings of a high quality modern design surrounded by highly landscaped areas, pedestrian ways, cycle ways, areas of passive open space and landscaped buffer zones along the N11. Car parking shall be provided in screened areas to ensure minimum visual impact. The Framework shall also show an integrated approach to signage.

Commercial (C)

'To provide for a mix of commercial uses.'

The purpose of this zoning is to provide for a range of commercial and other uses. Such uses may include office developments, technology/research facilities, general and light industry (provided that it is compatible with the surrounding uses and is of a high quality design), motor sales showrooms and a primary medical centre.

Overall Design Frameworks will be required for the area which will deliver individual buildings of a high quality modern design surrounded by highly landscaped areas,

²¹ A retail warehouse is defined in Guidelines for Planning Authorities - Retail Planning (Department of the Environment, Community and Local Government, April 2012) as a large single-level store specialising in the sale of bulky household goods such as carpets, furniture and electrical goods and bulky DIY items, catering mainly for car-borne customers.

pedestrian ways, cycle ways, areas of passive open space and landscaped buffer zones along public roads. Car parking shall be provided in screened areas to ensure minimum visual impact. The Frameworks shall also ensure an integrated approach to signage.

Transition Zone (TZ)

'To provide a transition zone between potentially conflicting land uses.'

The purpose of this zoning is two-fold. Firstly, it will provide for a transition zone between conflicting land uses, assisting the integration of land uses by diluting the negative effects that one use may have over another use. Secondly, it is important to avoid abrupt transitions in scale and use in the boundary areas of adjoining land uses, for example residential and industry. Accordingly, particular attention should be paid to the uses, scale, density and appearance of development proposals and to landscaping and screening proposals in order to protect the amenities of adjoining residential areas. The types of developments that will be open for consideration in transition zones will include car parking, open space, light industry and office type development.

15.3 Land Use Zoning Matrix

The land use zoning matrix is intended as a general guideline in assessing the acceptability or otherwise of developments proposed in each zone. This matrix is a guideline and the listed uses are not exhaustive. The indication that a use would be permitted in principle or open to consideration relates to the acceptability in principle of the use only. Factors such as density, height, traffic generation, environmental factors and design criteria are also of importance in establishing whether or not a development proposal conforms to the proper planning and sustainable development of an area (guidelines and standards on these matters are set out in Section 16).

P= Permitted in Principle

A use which is 'Permitted in Principle' is generally acceptable subject to complying with the relevant policies, objectives, standards and requirements set out in the Plan.

O=Open for Consideration

An 'Open for Consideration' use is one which the Council may permit where it is satisfied that the suggested form of development will be compatible with the policies and objectives for the zone, will not conflict with the permitted uses and conforms with the proper planning and sustainable development of the area. Particular attention will be given to the nature and scale of the development when assessing compatibility. When considering whether any given development is appropriate in any zone, the Planning Authority will have regard to the objectives of the relevant chapter/strategy (e.g. for proposed office development, regard will be had to the objectives in the economic chapter and the Retail Strategy).

N= Not Normally Acceptable

Development that is classified as 'Not Normally Acceptable' in a particular zone is one that will not be permitted by the Council, except in exceptional circumstances. This may be due to its effect on existing and permitted uses, its incompatibility with the policies and objectives contained within this Plan or the fact that it may be inconsistent with the proper planning and sustainable development of the area.

Change of Use and Extensions of Existing Buildings

Change of use and extensions to existing buildings will generally be required to be consistent with the zoning matrix. Exceptions to uses not normally permissible in the zoning matrix will be considered where:

- a) the Planning Authority is satisfied that the use or extension would not conflict with the land use zoning
- b) the use or extension would not negatively impact on the amenity of the area
- c) the use or extension would not give rise to additional planning considerations above those for the existing/previous use.

Applications for minor development, such as small extensions to existing houses and most change of use of existing buildings and or extensions and additions to existing commercial and industrial enterprises, are unlikely to raise significant flooding issues, unless they obstruct important flow paths, introduce a significant additional number of people into flood risk areas or entail the storage of hazardous substances. Since such applications concern existing buildings, the sequential approach cannot

be used to locate them in lower-risk areas and the Justification Test will not apply. However, a commensurate assessment of the risks of flooding should accompany such applications to demonstrate that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities. These proposals should follow best practice.

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LAND USE ZONING MATRIX

USES	R/NR	TC	NC	CE	OS	NA	LA	GI	LI	RL	C	TZ
Agricultural Merchants	N	P	O	N	N	N	N	N	N	O	O	N
Allotments	N	N	N	O	O	N	O	N	N	N	N	N
Financial institutions/ facilities	N	P	P	N	N	N	N	N	O	O	O	O
Betting office	N	O	O	N	N	N	N	N	N	N	N	N
Car park	O ¹	P	O ¹	O ¹	O ¹	N	O ¹	O	O	O ¹	O ¹	O
Childcare facilities crèche/nursery	O	P	P	P	N	N	N	O	O	O	O	O
Civic amenity/ recycling centre	O	P	O	O	O	N	N	P	O	O	O	O
Civic buildings	O	P	P	P	O	N	N	O	O	O	O	O
Culture, recreation & leisure	O	P	P	P	O	O ²	O ³	N	O	O	O	O
Education	O	P	P	P	N	N	N	O	O	O ⁴	O ⁴	O
Enterprise centre	N	O	O	N	N	N	N	O	O	N	P	O
Garden centre	N	O	O	N	N	N	N	N	N	P	O	N
Industry (general)	N	N	N	N	N	N	N	P	N	N	O	N
Industry (light)	N	N	O	N	N	N	N	P	P	N	O	O
Hotel	O	P	P	N	N	N	N	N	N	O	N	N
Hostel	N	P	P	N	N	N	N	N	N	N	N	N
Medical and related consultants	O	P	P	O	N	N	N	N	N	O	O	N
Motor sales showroom	N	N	N	N	N	N	N	N	N	O	O	N

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USES	R/NR	TC	NC	CE	OS	NA	LA	GI	LI	RL	C	TZ
Nightclub	N	P	N	N	N	N	N	N	N	N	N	N
Office	O	P	O	N	N	N	N	O	O	O	O	O
Park and ride facility	O	O	O	O	N	N	N	O	O	O	O	O
Petrol station	N	O	O	N	N	N	N	N	N	O	O	N
Place of worship	O	P	P	P	N	N	N	N	N	O	N	N
Public house	N	P	O	N	N	N	N	N	N	N	N	N
Public utilities	O	O	O	O	O	O	O	O	O	O	O	O
Residential	P	P	P	O ⁷	N	N	N	N	N	N	N	N
Restaurant	N	P	P	N	N	N	N	N	N	O	O ⁵	N
Retail (convenience)	O ⁶	P	P	N	N	N	N	N	N	N	N	N
Retail (comparison)	N	P	N ⁸	N	N	N	N	N	N	N	N	N
Retail warehousing bulky goods	N	P	N	N	N	N	N	N	N	P	N	N
Storage/transport depot	N	N	N	N	N	N	N	P	O	N	N	N
Service garage	N	O	O	N	N	N	N	O	O	N	O	N
Take-away	N	O	O	N	N	N	N	N	N	N	O	N
Warehousing	N	N	N	N	N	N	N	P	O	N	O	O
Waste management facilities ⁹	N	N	N	N	N	N	N	P	N	N	N	N

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Footnotes:

- O¹ A car park will be considered where it is ancillary to the main use
- O² Subject to flood risk assessment and compliance with Article 6 of the Habitats Directive
- O³ The proposed use must be a water-compatible development in accordance with The Planning System and Flood Risk Management Guidelines for Planning Authorities (DEHLG and OPW, 2009)
- O⁴ A training centre will be considered but a purpose built school will not be considered on these lands
- O⁵ To serve the needs of uses in the zone
- O⁶ It is particularly important to consult with the Retail Strategy with regard to what open for consideration means in this case and what the intended uses and land use objectives for these lands are in order to determine the objectives the Planning Authority will consider in determining whether any use indicated as 'open for consideration' will be acceptable.
- O⁷ Only sheltered housing type developments will be open for consideration.
- ⁸ A chemist or similar neighbourhood service will be considered
- ⁹ Waste management facilities include waste transfer stations, material recovery facilities, waste recovery facilities, waste to energy and authorised treatment facilities for end-of-life vehicles

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15.4 Master Plan Areas

The overall plan area has been divided into four individual areas, as shown on Map 11. The physical characteristics of each area have been examined, as have the opportunities offered by its location or the constraints that exist. Each area is accompanied by a statement outlining the type of land use that the Council considers most appropriate, urban design criteria, access, linkages and infrastructural requirements.

15.4.1 Area 1: Kilcannon/Moyne Lower and Quarry Park

Overview of Area

Area 1, which is shown on Map 11(a), is situated north of the main centre of Enniscorthy and runs parallel with the approaching N11 from its junction with the N80 to the main northern roundabout of the town. Commercial and industrial activities are predominant in this area but there are small pockets of residential areas and one-off housing. Agricultural activity is predominant on the undeveloped lands.

Kilcannon/Moyne Lower and Quarry Park are separated by the N11 National Primary Road. The area around Quarry Park has seen recent development in the form of large scale offices and car showrooms.

Access and Linkages

This area is well located to serve the needs of industries. It is currently accessed from the N11 Wexford –Dublin National Primary Route which provides one of the main approach roads to the town. It is expected that this road will be downgraded to a Regional Class 1 Road following completion of the M11 Gorey to Enniscorthy Scheme, which will bypass the town to the east and west, connecting with the N80 Enniscorthy –Carlow National Secondary Route and the N30 Enniscorthy –New Ross National Primary Route.

The development of a continuous footpath link from this zone to the town centre and residential areas will be important for accessibility. There is also potential for cycle lanes.

Services

At present the public sewer runs along the Old Dublin Road as far as Moyne Park. Proposals are in place to extend this sewer along the remaining section of the Old Dublin Road to its junction with the N11 (Simon Kavanagh Motors). Rehabilitation sewers are also proposed along a section of the Old Dublin Road, while a new foul sewer is proposed along part of the Old Dublin Road and the N11.

The proposed upgrade to the Enniscorthy Waste Water Treatment Plant, together with the proposed works to the pipe infrastructure, will ensure that there is ample capacity for new development in this area.

The area is serviced by public water infrastructure and there is an available supply of public water for development proposals in this area.

Development proposals should include detailed proposals for storm water attenuation which shall be carried out by the developer to the standards required by the Local Authority.

Future Development

The main goal within this Master Plan Area will be to accommodate future industrial and commercial type development in a coordinated and planned manner while protecting the amenity of adjacent residents. The main land use zonings in this area are:

- General Industry
- Retail (Bulky Goods) and Leisure Park
- Commercial

General Industry Zoning

Due to this zone's position close to the N11 and the proposed Enniscorthy Bypass, it will be important that new development is suitably designed and integrated into the surrounding landscape. New industry and warehouse type developments will be required to present a high quality appearance, assisted by landscaping and care placing of advertisement structures. Areas between the building(s) and the road

boundary may include car parking spaces provided that adequate screen planting is incorporated into the design proposal. Development management standards in relation to industry and warehouse developments are contained in Section 16.9. The preferred access to lands at Moyne Upper is through the existing entrance at Quarry Park. However, Section 7.7 of the Plan outlines exceptional circumstances where an alternative access will be considered by the Planning Authority.

Retail (Bulky Goods) and Leisure Park and Commercial Zoning

The Planning Authority will require an innovative approach to the architectural design of new buildings and will encourage sustainable development that would complement the established adjoining uses and contribute to delivering a high quality built and natural environment in this area. The preferred access to these lands will be through the existing entrance at Quarry Park.

Signage

The current proliferation of signage on the Old Dublin Road detracts from the visual appearance of the area and can give rise to a traffic hazard. The Council will aim to improve this situation by seeking the removal of unauthorised signs and working with local businesses to promote the replacement of signage with well designed signage which is clear, enhances the visual appearance of the area and does not create a traffic hazard. Suggested layouts are provided in the figures below. This area would also benefit from a rationalisation of building lines, planting and general amenity improvements to make it an attractive place for businesses.

All advertisements and advertisement structures, other than those exempted under by the Planning and Development Regulations 2001 (as amended) will be the subject of a formal planning application. Development management standards in relation to signage are set out in Section 16.12.

Illustration 1: Suggested Layout for Improvement of Signage on Old Dublin Road



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Illustration 2: Suggested Layout for Improvement of Signage on Old Dublin Road



Objective MP01

To prepare, or require the preparation of, Design Frameworks for lands zoned as General Industry, Commercial and Retail (Bulky Goods) and Leisure Park. The Design Frameworks will show individual buildings of a high quality modern design surrounded by highly landscaped areas, pedestrian ways, cycle ways, areas of passive open space, landscaped buffer zones along public roads and car parking areas which are screened by appropriate landscaping. The Frameworks shall also show an integrated approach to signage.

15.4.2 Area 2: Town Centre

Overview of Area

Area 2 is shown on Map 11(b). The River Slaney runs through the centre of the town, effectively dividing it in half, with access between the two at Enniscorthy Bridge and Seamus Rafter Bridge. The town centre is framed by open space to the north and south with residential development to the east and west.

The topography of the town not only determines the street layout but also suggests focal points for the eye. From a distance the Cathedral is the main focal point and dominates the town. From the northern entrance the great sweep of the river with the meadow behind defines the built area on both sides of the valley.

On the west side of the river, the view up to the town from Abbey Square and across the river is still dominated by the Cathedral though the Church of Ireland with its spire and the Castle hold the townscape together. Further into the town, the Town Council Offices do the same in the Market Square. Castle Hill rises to the level of Castle Street, Market Square and Rafter Street while Main Street rises to the level of Duffry Hill. On the east side of the river, the town rises steeply to Vinegar Hill.

Access and Linkages

The town centre is accessed from the north and south via the N11 Wexford – Dublin National Primary Route. From the west the town is access via the N30 from New Ross and the R702 from Kiltlealy. From the east, access is via the R744 Oulart Road. Link roads, footpaths and lighting within the town centre area are generally good.

Services

This area is well serviced by water, foul and surface water drains. Proposals are in place to rehabilitate sewers in parts of the town centre where they are damaged/collapsed or very old. The proposed upgrade to the Enniscorthy Waste Water Treatment Plant, together with the proposed works to the pipe infrastructure, will ensure that there is capacity for new development in this area. The area is serviced by public water infrastructure and there is an available supply of public water for development proposals in this area.

Development proposals shall include detailed proposals for storm water attenuation which shall be carried out by the developer to the standards required by the Local Authority.

Proposals for new development in Flood Zone A and B for developments that are vulnerable to flooding shall be accompanied by an appropriate flood risk assessment carried out in accordance with The Planning System and Flood Risk Management Guidelines for Planning Authorities (DEHLG and OPW, November 2009).

Future Development

The main goal will be to facilitate the regeneration of this area on a coordinated orderly basis and to ensure that development is properly integrated into the town centre. The Planning Authority will require a high quality of urban design and will encourage sustainable development that would complement the established town centre uses and contribute to delivering a high quality built and natural environment. A wide range of town centres uses will be encouraged. The main land use zoning in this area is Town Centre.

Town Centre Zoning

The Planning Authority proposes to strengthen the structure of the town centre and promotes policies which would attract suitable development and investment. A range of commercial and retail activities will be focused in the town centre to promote vitality and vibrancy. It is important that the town centre is multifunctional and includes residential, retail and craft/amenity which is vital to the character and dynamism of the town's historic core. Residential use in the town centre should be encouraged through apartment development schemes such as 'living over the shop' to ensure a vibrant atmosphere in the town centre after the closing of shops and offices.

Emphasis will be placed on improving pedestrian linkages and cycle facilities within the town centre by the upgrading of footpaths, walkways and cycle routes. It shall be a key objective of the Planning Authority to reduce traffic congestion within the town centre.

Urban Design-Key Development Sites

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

These key development sites are:

- Murphy Floods Hotel Site
- Abbey Square, Abbey Centre and Adjoining Buildings
- Old Chivers Site

Murphy Floods Hotel Site

Once a substantial site with a very impressive group of structures with varying roof heights, this property suffered serious fire damage and has been partially demolished. Its original Georgian fanlight door case and associated shop front still remain along with original windowsills from the first floor above the shopfront. The design of any new structure proposed for this site should incorporate all surviving features. An artist's impression of what could be achieved by the redevelopment of this site is contained below.

Figure 26: Location of Murphy Floods Hotel Site

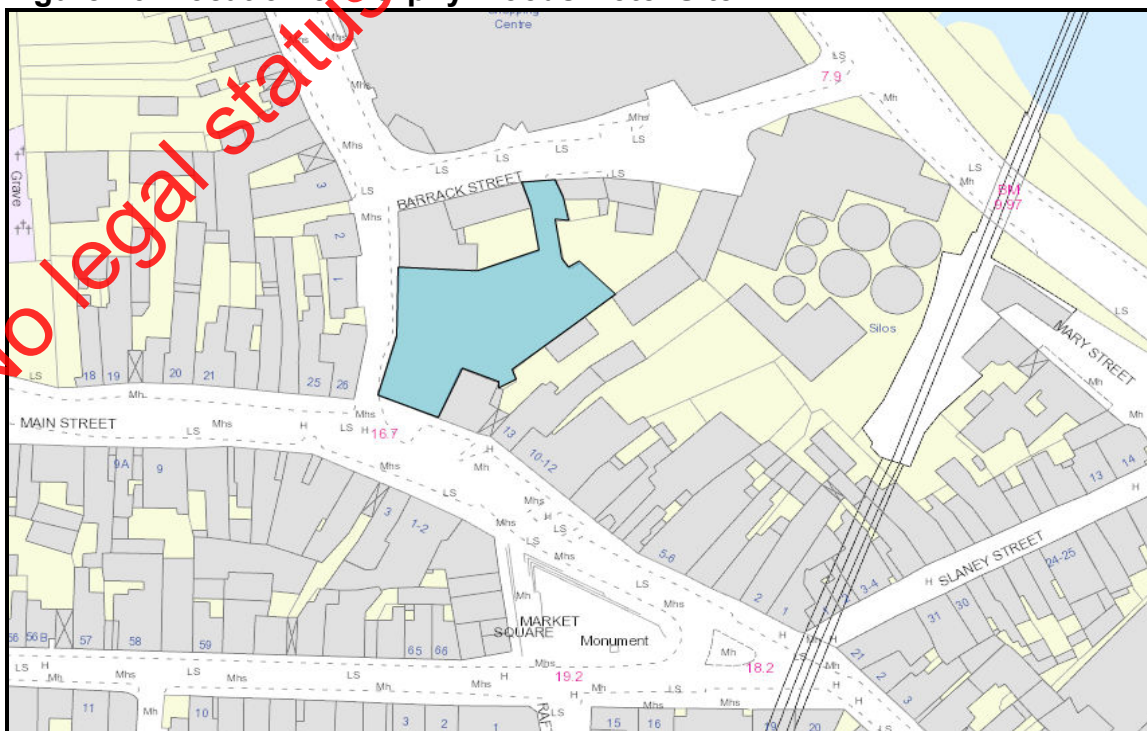


Illustration 3: Suggested Design Option



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Abbey Centre and Abbey Square

The Abbey Centre, car park and adjacent buildings occupy a prominent position overlooking the River Slaney and Abbey Square. If redeveloped in a sensitively way this site could enhance the visual and functional form of this part of the town. Any new development on this site should incorporate increased use of space through higher densities, underground parking, retail and mixed use, creation of a new urban square and a sense of place. The removal of the Seamus Rafter Bridge and its replacement with a pedestrian bridge as part of the Flood Relief Scheme may also present an opportunity to redefine Abbey Square. Suggested design solutions are outlined below.

Objective MP02

To investigate the feasibility of redeveloping Abbey Square following the completion of the Flood Relief Scheme.

Figure 27: Location of Abbey Centre and Abbey Square

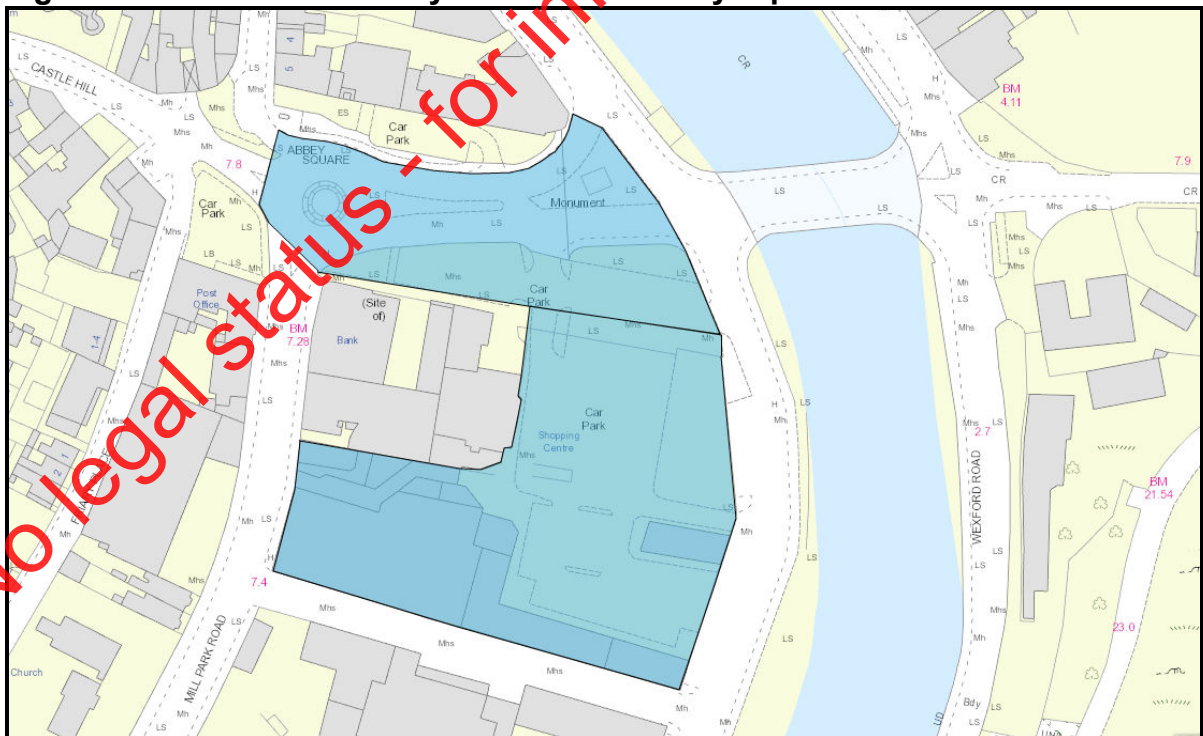


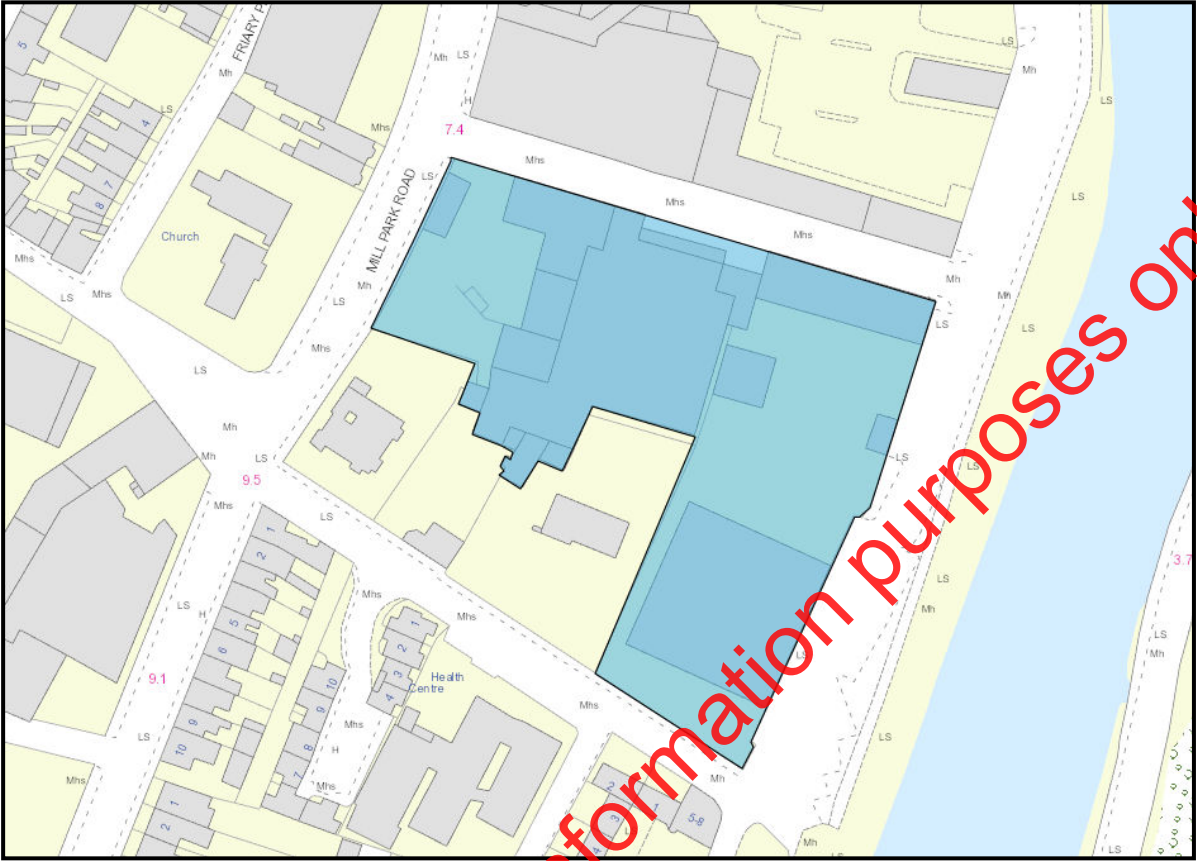
Figure 28: Abbey Square Prior to the Construction of the Seamus Rafter Bridge



Old Chivers Site and Murphy's Cash and Carry

This is a substantial site adjacent to the River Slaney and its associated walkway. The redevelopment of this site could take place on its own or in tandem with the Abbey Centre and/or Abbey Square site(s). Any new development on this site should seek to increase the attractiveness of the area as a place to live, through the creation of a mixed use development. New development should also promote its position along the Slaney riverbank as a unique setting and create, through high quality urban design, new views and vistas both across the river and toward the castle and town centre.

Figure 29: Location of the Old Chivers Site and Murphy's Cash and Carry



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15.4.3 Area 3: West Side

Overview of Area

Area 3, which is shown on Map 11(c), is situated to the west of the town centre and is bound by agricultural lands to the north, south and west. The predominant land uses in this area are residential, community and education, open space and recreation. There is a wide range of sporting grounds in this area. A neighbourhood centre is located at Bellefield and comprises of mainly retail uses. The Post Office sorting office is also located at Bellefield.

Access and Linkages

This area is linked to the town centre via the R702 from Killealy and the N30 from New Ross. The N11 runs through this area connecting town centre with the industrial lands to the north of the town. There are also a number of local roads providing interconnectivity within this area.

There are a number of proposed road upgrades, footpaths and lighting in this area. New link roads will be required through lands zoned as New Residential between Carley's Bridge and Cherryorchard, Cherryorchard and Milehouse, Milehouse and Greenville Lane, the Moyne and Quarry Park. A link road is also proposed through lands zoned as Community and Education to the rear of St. John's Hospital, which will connect with the Ross Road via Ard Alainn/Daphney View/Andy Doyle Close housing estates.

Services

This area is serviced by public water, public foul sewers and public storm sewers. There are proposals for rehabilitation sewers from the Enniscorthy Waste Water Treatment Plant at St. John's to lands at the Milehouse and at a number of other locations within this area. A proposed new storm water sewer is also proposed at Cherryorchard Hill.

The proposed upgrade to the Enniscorthy Waste Water Treatment Plant, together with the proposed works to the pipe infrastructure, will ensure that there is capacity

for new development in this area. There is also an available supply of public water for development proposals in this area.

Development proposals shall include detailed proposals for storm water attenuation which shall be carried out by the developer to the standards required by the Local Authority.

Future Development

The main goal within this area will be to enhance the quality of life for existing residents through environmental improvements, provision of high quality open spaces and good linkages between this area and the adjoining town centre.

The main zoning objectives for this area are:

- Existing Residential and Infill
- New Residential
- Neighbourhood Centre
- Community and Education
- Open Space and Amenity

Existing Residential and Infill/New Residential Zoning

High quality urban design that will assist in delivering a sustainable built and natural environment and an innovative approach to the architectural design of new residential estates will be encouraged. Proposals for new residential developments will be required to comply with national guidelines on Sustainable Residential Development in Urban Areas and the associated Urban Design Manual and the design guidance contained in Chapter 14 of this Plan.

Neighbourhood Centre Zoning

The neighbourhood centre zoning is intended to serve the needs of the local working and resident population and complement, rather than compete with the established town centre. A mix of retail, community and recreational development is sought. Only limited residential development sufficient to ensure the viable and satisfactory working of the neighbourhood centre will be considered in this zone. Medical clinics

and professional offices, workshops, a crèche, small convenience stores and cafés are all envisaged in this area.

Community and Education Zoning

This zoning incorporates five schools: St. Aidan's Primary School, St. Mary's National School, St. Mary's CBS, Enniscorthy Vocational College and St. Patrick's Special School. The Council will seek to protect and improve existing educational facilities and to safeguard their future provision. No significant residential development should proceed without an assessment of existing schools capacity or the provision of new school facilities in tandem with the development. The multi-use of school buildings and facilities will be encouraged where it does not conflict with the delivery of the education service.

St. John's Hospital is also located in this zone. The hospital complex incorporates a nursing home, day care centre and a high support rehabilitation facility for the elderly as well as intellectual disability and mental health facilities. The Community Workshop at Bellefield provides accommodation and a respite service those with a disability and includes a day activity centre to cater for people with moderate intellectual disabilities. The Council will continue to support such services which meet the needs of and are easily accessible to local service users.

Open Space and Amenity Zoning

There is a wide range of sporting grounds in this zone including GAA, soccer, rugby, boxing, tennis and pitch and putt. A further sports facility which incorporates a 400m running track is also proposed at Cherryorchard. The Fair Green also includes a playground and a Multi-User Games Area (MUGA). These facilities provide an invaluable service to the local community. The Council will not allow loss of public and private recreational open space and facilities unless alternative recreational facilities are provided in a suitable location.

15.4.4 Area 4: East Side

Overview of Area

Area 4, which is shown on Map 11(d), is situated to the east of the town centre and is bound by agricultural lands to the north, south and east. Vinegar Hill is located in this area and together with Turret Rock, provides an impressive backdrop to the built up area of the town. The predominant uses in this area are residential, education, open space and recreation. There is a significant proportion of social housing in this area. There are neighbourhood centres at Hempfield (Mr. Price) and Drumgoold (Chapel Lane Service Station) which currently comprise of retail and residential uses. A disused factory (formerly Alcast) is located at Clonhasten.

Access and Linkages

This area is linked to the town centre via the R744 Oulart Road and via a county road which connects to the N11 at Enniscorthy Bridge, both of which can become congested at peak times. The proposed N11 bypass which will run to the east of this area will relieve congestion on approach roads and improve access to the town centre by the removal of through traffic. This in turn will improve the quality of the environment in the area and the quality of life for residents.

There are a number of proposed road upgrades, footpaths and lighting in this area. A new link road will be required through lands zoned as New Residential between Spring Valley and Esmonde Road.

Services

This area is serviced by public water, public foul sewers and public storm sewers. There are proposals for rehabilitation sewers at Templeshannon and Spring Valley. A new storm water sewer is also proposed to serve The Shannon/Spring Valley area.

There is a Waste Water Treatment Plant located at Kilagoley (off Esmonde Road) which will be decommissioned once the upgrade to the Enniscorthy Waste Water Treatment Plant is complete. A new foul sewer will be laid to intercept the flow which

currently enters the plant and this flow will be connected to the main Enniscorthy Waste Water Treatment Plant.

The proposed upgrade to the Enniscorthy Waste Water Treatment Plant, together with the proposed works to the pipe infrastructure, will ensure that there is capacity for new development in this area. There is also an available supply of public water for development proposals in this area.

Development proposals shall include detailed proposals for storm water attenuation which shall be carried out by the developers to the standards required by the Local Authority.

Future Development

The main goal within this area will be to enhance the quality of life for existing residents through environmental improvements, provision of high quality open spaces and good linkages between this area and the adjoining town centre. The provision of integrated community facilities will be of prime importance within this area.

The main zoning objectives for this area are:

- Existing Residential and Infill
- New Residential
- Neighbourhood Centre
- Community and Education
- Open Space and Amenity

Existing Residential and Infill/New Residential Zoning

High quality urban design that will assist in delivering a sustainable built and natural environment and an innovative approach to the architectural design of new residential estates will be encouraged. Proposals for new residential developments will be required to comply with national guidelines on Sustainable Residential Development in Urban Areas and the associated Urban Design Manual and the design guidance contained in Chapter 14 of this Plan.

Neighbourhood Centre Zoning

The neighbourhood centre zoning is intended to serve the needs of the local working and resident population and complement, rather than compete with the established town centre. A mix of retail, community and recreational development is sought. Only limited residential development sufficient to ensure the viable and satisfactory working of the neighbourhood centre will be considered in this zone. Medical clinics and professional offices, workshops, a crèche, small convenience stores and cafés are all envisaged in this zone.

Community and Education Zoning

This zoning incorporates three schools: St. Senan's Primary School, Coláiste Bríde Secondary School and Gaelscoil Inis Córthaidh. The new Gaelscoil at Drumgoold is an important addition to this area. Sufficient land has been zoned to allow for the future expansion of this school, or to provide for a campus style arrangement on the site.

The Council will seek to protect and improve existing educational facilities and to safeguard their future provision. No significant residential development should proceed without an assessment of existing schools capacity or the provision of new school facilities in tandem with the development. The multi-use of school buildings and facilities will be encouraged where it does not conflict with the delivery of the education service.

Open Space and Amenity Zoning

Vinegar Hill is an important tourist attraction but also functions as an active open space and offers a viewing point for people looking out over the town and the surrounding countryside. A walkway is delineated around the hill. The Council will seek to enhance this area and promote it as an amenity and a tourist site so that it can be enjoyed by residents and visitors alike. It will be important to ensure that the visual amenity and archaeological heritage of the site is protected. There is also an opportunity to develop a Town Park at Turret Rock.

Chapter 16 Development Management Standards

16.1 Introduction

The Plan sets out the objectives which will guide the physical development of the town and environs area during the Plan's lifetime. The role of development management is to deliver the implementation of these objectives. This chapter sets out the standards which applicants should have regard to when making a planning application. These standards should be read in conjunction with the other relevant chapters of the Plan and consideration should also be given to the guidelines issued under Section 28 of the Planning and Development Act 2000 (as amended). These development management standards are not exhaustive and it should not be assumed that adherence with the standards and criteria will automatically entitle an applicant to planning permission.

16.1.1 Pre-planning

In accordance with the requirements of Section 247 of the Planning and Development Act 2000 (as amended) the Council operates a pre-planning consultation service which provides an opportunity for applicants to engage in discussions with the Council prior to the submission of a planning application. Applicants are encouraged to avail of this service particularly for larger, more complex development proposals. This service and the advice given is subject to the stipulations of the Section 247 which states that the carrying out of such consultations shall not prejudice the performance by a Council of any other of its functions under this Act, or any regulations made under this Act, and cannot be relied upon in the formal planning process or in legal proceedings.

16.1.2 Development Contributions and Bonds

In accordance with the provisions of Sections 48 and 49 of the Planning and Development Act 2000 (as amended) a Council may when granting permission for a development include conditions requiring the payment of a contribution in respect of public infrastructure and facilities benefiting the development in the area of the Council that has provided or that is intended will be provided by or on behalf of the Local Authority. The details and basis for the determination of the contributions are

set out in a Development Contribution Scheme prepared in accordance with the provisions of Section 48 of the Planning and Development 2000 (as amended).

Depending on the nature of the development, the Council may require, as a condition of planning permission, the lodgement of financial security to ensure that the permitted development is satisfactorily completed. The amount and type of the security will be determined by the Council. The security will be held until all works are satisfactorily completed to the exacting standards of the Council, or until the development is taken in charge by the Council.

16.2.3 Appropriate Assessment

The Council will ensure that any plan or project and any associated works, individually or in combination with other plans or projects, are subject to Appropriate Assessment Screening to ensure there are no likely significant effects on the integrity (defined by the structure and function) of any Natura 2000 site(s) and that the requirements of Article 6(3) and 6(4) of the EU Habitats Directive are fully satisfied.

Where this plan or project is likely to have a significant effect on a Natura 2000 site or there is uncertainty with regard to effects, it shall be subject to Appropriate Assessment. The plan or project will proceed only after it has been ascertained that it will not adversely affect the integrity of the site or where in the absence of alternative solutions, the plan/project is deemed imperative for reasons of overriding public interest, all in accordance with the provisions of Article 6(3) and 6(4) of the EU Habitats Directive.

16.1.4 Environmental Impact Assessment

The Council will carry out an Environmental Impact Assessment (EIA) for proposed development listed in Schedule 5 of the Planning and Development Regulations 2001 (as amended), or other developments which it considers likely to have significant environmental effects. The decision as to whether a development is likely to have significant effects on the environment shall be made in accordance with the

criteria set out in Schedule 7 of the Planning and Development Regulations 2001 (as amended).

Where an EIA is required to be carried out the Council shall require an Environmental Impact Statement (EIS) to be submitted as part of the planning application. The Council will have regard to the Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (DEOLG, 2012) and any updated version of these guidelines when assessing relevant cases.

16.2 General Site Development Standards

16.2.1 Access for all

The Council will require that the design of buildings and the layout of developments incorporate measures to ensure accessibility for all. Access requirements for parents and carers, people with disabilities, the elderly and others who may be temporarily impaired must be incorporated into the design of buildings, public spaces, car parking, footpaths and general facilities and services. Universal design will be encouraged in all new developments.

Developers must have regard to or comply with (as appropriate) the following criteria in the preparation of development proposals:

- Part M of the Building Regulations and the requirement for Disability Access Certificates (DAC)
- Buildings for Everyone: A Universal Design Approach (National Disability Authority, 2012)
- Sustainable Residential Development in Urban Areas: Guidelines for Planning Authorities and its companion document Urban Design Manual (DEHLG, 2008)

Planning applications for significant development should be accompanied by an Access Statement carried out in accordance with Appendix 6 of Buildings for Everyone: A Universal Design Approach (National Disability Authority, 2012).

16.2.2 Energy Efficient Design

The Council will seek to ensure that new residential, commercial, industrial and other developments are designed to obtain maximum energy performance ratings.

Sustainable designs should seek to provide units with zero-heating requirements through the use of innovative design solutions and innovative building/insulation materials. Where this is not feasible, designs should incorporate alternative energy technologies such as bio-energy, solar energy, heat pumps and heat recovery, while larger developments shall consider the use of district/block heating/cooling systems, combined heat and power and wind energy.

All design solutions should ensure reduced resource requirements during their life through surface water reuse and applicants should demonstrate how such considerations are incorporated at planning application stage.

16.2.3 Overshadowing

In the case of a proposed development of a significant height close to existing development, the applicant may be required to submit daylight and shadow projection diagrams. The recommendations of the most up-to-date guidelines and/or recommendations for site layout planning for daylight and sunlight should be adhered to in this regard.

16.2.4 Overlooking

The layout and design of development, in particular residential development, should have regard to the need to protect the amenities of properties in the vicinity.

In general, a minimum distance of 22m between opposing above ground level windows will be required for habitable rooms. In the cases of innovative design and where overlooking into habitable rooms will not occur, this figure may be reduced.

16.2.5 Undergrounding of Services

All services, including ESB, telephone and television cables shall be placed underground, where possible and appropriate. Service buildings or structures should be sited as unobtrusively as possible and must be screened.

16.2.6 Water Supply

Where it is proposed to connect a development to either the public water supply system or a group water scheme, the following information should be submitted with the planning application:

- The point of connection to existing main system.
- Information on the supply available at the point of connection.
- Analysis of available pressure, where appropriate.
- Proposals for pressure boosting or on-site water storage as may be required
- The design of the water supply network on site shall be in accordance with the most up-to-date site development works standards.

16.2.7 Water Conservation

Water conservation measures should be incorporated into all new developments. In particular, the re-use/recycling of water on commercial/ industrial sites with high water usage will be required. Rainwater butts, which are containers for collecting rainwater from the roof and down pipes of a dwelling, should be installed for all new residential developments.

16.2.8 Flood Risk Management

The Council will have regard to the Planning System and Flood Risk Management-Guidelines for Local Authorities (DEHLG and OPW 2009) when assessing planning applications. Proposals for development should have regard to these guidelines and the Strategic Flood Risk Assessment (SFRA) contained in Appendix 5

The key requirements for the management of development in areas at risk of flooding include:

- All development proposals within or incorporating areas at moderate to high risk of flooding as identified on the relevant flood maps, will require site specific and appropriately detailed Flood Risk Assessments prepared by a suitably qualified and indemnified professional and in accordance with the requirements of the Planning System and Flood Risk Management Guidelines for Planning Authorities (DEHLG, OPW 2009)

- All development proposals within or incorporating areas at moderate or high risk of flooding will require the application of the Development Management Justification Test in accordance with the Planning System and Flood Risk Management-Guidelines for Planning Authorities (DEHLG and OPW, 2009) and as detailed in the SFRA contained in Appendix 5.
- To require to the verification of the relevant flood maps at the edge of identified flood zone or extent areas given the broad-scale nature of the modelling which these maps are based on. In the event that it is concluded that the area is at moderate or high risk flooding, it will be necessary to carry out a site-specific and appropriately detailed flood risk assessment by a suitably qualified and indemnified professional and in accordance with the requirements of the Planning System and Flood Risk Management Guidelines for Planning Authorities (DEHLG, OPW 2009). Where applicable, the development will also be required to pass the Development Management Justification Test.
- Any proposal that is considered acceptable in principle shall demonstrate the use of the sequential approach to inform the site layout and design of development. Proposals shall also demonstrate that mitigation and management measures can be put in place and that the development will not increase flood risk elsewhere.
- Applications for minor development, such as small extensions to existing houses and most change of use of existing buildings and or extensions and additions to existing commercial and industrial enterprises will be assessed in accordance with Section 5.28 of the guidelines.

16.2.9 Sustainable Drainage Scheme (SuDS)

The Council will require the use of SuDS in the design of new developments in the plan area (refer to Section 8.4) The use of SuDS will control the release of water run-off in a carefully managed way, will improve the quality of surface water run-off and will seek to ensure that the risk to the receiving water from pollution is minimised. All new developments should be designed to ensure:

- The on-site collection of surface water separate from foul water;
- Surface water is appropriately collected on site to prevent flow onto the public roadway, adjoining properties or into the public foul sewer / sewage treatment plant;
- The appropriate on-site disposal of surface water where the scale and amount of water generated makes this feasible for example through soak pits. For larger scale developments, it may be necessary to demonstrate through soil and subsoil tests that the site is capable of absorbing the surface water generated;
- Where on-site disposal is not feasible and discharge to surface waters is necessary, that the system has been designed in accordance with Sustainable Urban Drainage measures (SuDS) and in particular, that run-off has been attenuated to green field conditions;
- Discharges to water courses shall be channelled through adequately sized filters / interceptors for suspended solids and petrol/ oils prior to discharge.

16.2.10 Green Infrastructure

The Council will encourage development proposals to contribute to a well-designed network of green infrastructure throughout the town and environs area. All development proposals should have regard to the Green Infrastructure Strategy when it is prepared, and proposals for significant developments will be required to submit a Green Infrastructure Plan as part of the planning application.

The 'Green City Guidelines' (UCD Urban Institute of Ireland, 2008) provide easy-access and practical ways that local authorities, planners and property developers, can protect and enhance biodiversity while developing medium to high-density urban schemes. Proposals for medium to high-density residential schemes should have

regard to the recommendations of these guidelines when designing such schemes and demonstrate this in the planning application.

16.2.11 Landscaping

All planning applications for significant developments should be accompanied by a landscaping scheme addressing both hard and soft landscaping prepared by a suitably qualified person. The person preparing the scheme shall certify that the proposed landscaping and planting is appropriate for the subject site and development.

Hard landscaping

Hard landscaping is an important element of a development as it can help to: provide a visual link to the surroundings, define and enclose spaces, delineate public from private space, provide security to private areas, distinguish between pedestrian, cyclist and vehicular movement and provide suitable play space for children.

Careful consideration should be given to the design of hard surfaces and materials should be appropriate, durable and of good quality. Hard landscaping design should incorporate the use of Sustainable Drainage Systems (SuDS) to minimise surface water runoff and maximise the efficient use of surface water.

Soft landscaping

Planting and landscaping should be used to integrate new buildings into their surroundings and provide privacy between dwellings. New planting should generally consist of local native planting indigenous to the area and which are suitable to their location.

The overall landscaping scheme should be designed as an integral part of the development and consider the following factors:

- The developer will be responsible for the grading, hard landscaping, planting and further development of open space, including the provision of footpaths and paved areas.

- Appropriate levels and gradients of open space and drainage.
- Existing landscaping features such as stands of mature trees, hedgerows, rock outcrops and water features should be properly identified and retained where possible and appropriate.
- Layouts will be required to facilitate the retention of the maximum number of trees. Where trees and hedgerows are to be preserved on the site, a site management plan should be submitted to ensure the protection of the retained trees and hedgerows.
- New development will be required to consider future growth, management and maintenance of landscape and open space areas. Planting needs to have a careful balance between quick-growing species for early maturity and longer lived trees that may reach their peak in up to 100 year. The landscape plan and the selection of plant species should consider low maintenance species.
- Species chosen should be appropriate to the location, for example, trees with significant root growth should not be used as street trees.
- Biodiversity. Proposals should be incorporated, where possible, to create open space networks linking to adjoining corridors or features to encourage biodiversity and ecological network (refer to Section 11.4 and 11.5).

16.2.12 Design Response Brief

When a design response brief is required for a development, it should include the information set out in Section 14.1 Urban Design, outline how the particular design addresses the objectives in the Plan and, as appropriate, other guidance such as Section 28 Guidelines.

The statement should clearly describe how the proposal relates to the site and contextual analysis. Drawings and statements should be included with the design statement and it should be clearly illustrated why the particular design solution was arrived at for the particular site and demonstrate how the design responds to the site context, the ecology, topography and features (both natural and man-made) existing on site and immediately adjacent to the site and protected views..

16.2.13 Landscape and Visual Impact Assessment

Such assessments will be required to accompany significant proposals located within or adjacent to sensitive landscapes or streetscapes. This assessment should provide details of proposed mitigation measures to address any negative impacts.

16.2.14 Naming of Developments

The names of residential, commercial and community developments including roads shall reflect local place names, particularly areas of the town, 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 where possible. The developer/applicant shall provide an explanation of the origin/inspiration for the name with the compliance proposal.

The Council shall approve the name chosen prior to the applicant/developer launching of any advertising campaign for a development. The Council has prepared a guide on naming developments to provide assistance to developers. The guide Wexford County Council Placenames is available from the Forward Planning Section at Wexford County Council.

16.2.15 Construction and Demolition Waste

Applicants/developers will be required to submit a Construction and Demolition Waste Management Plan prepared in accordance with the Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects (Department of the Environment, Heritage and Local Government, 2006) and any updated version of these guidelines. Such plans shall include proposals to ensure that the maximum amount of waste material is reused and recycled and shall be submitted for the following proposed developments:

- Residential development of 10 houses or more
- Developments including institutional, educational, health and other public facilities, with an aggregate floor area in excess of 1,250m².
- Demolition/renovation/refurbishment projects generating in excess of 100m³ in volume, of Construction and Demolition waste

- Civil engineering projects producing in excess of 500m³ of waste, excluding waste materials used for development works on the site.

16.2.16 Waste/Recycling Facilities

The Council will require developments to make adequate provision for the storage and collection of waste and recycling materials. The proposed location of these facilities should be identified on the site layout plan. The location of these facilities should be visually and environmentally acceptable.

16.3 Community and Education Facilities

The Council recognises the importance of providing a diverse range of community facilities to ensure the development of sustainable local communities.

16.3.1 Schools

In accordance with Sustainable Development Residential Development in Urban Areas Guidelines (DEHLG, 2008) and The Provision of Schools and the Planning System (DEHLG and DES, 2008) all planning applications for significant residential development shall be accompanied by an assessment of existing schools capacity. Planning applications for new and extended primary and secondary schools must provide details of safe queuing and drop-off facilities, bicycle parking and recreational facilities as appropriate.

16.3.2 Play Areas

The Council will require the provision of suitably designed and landscaped play areas in all new housing developments over 75 dwellings. Play facilities may include playgrounds, basket ball courts, tennis courts, hurling walls or other facilities considered appropriate by the Council. This standard may be modified in any particular case where there are significant reasons for doing so. Criteria that may be taken into account include the existing geographical distribution of play facilities and the emerging demographic profile of the area.

Play areas should be located where they can be overlooked by dwellings. Such facilities should be inclusive and accessible to all children.

16.3.3 Childcare Facilities

The Council will promote the provision of childcare facilities within new or existing places of work, residential areas, educational establishments, the town centre and adjacent to public transport nodes.

Childcare facilities will be required to be provided in new residential developments in accordance with Childcare Facilities: Guidelines for Planning Authorities 2001 and We Like This Place: Guidelines for Best Practice in the Design of Childcare Facilities 2005. The indicative standard is one childcare facility, accommodating 20 children, for approximately 75 dwellings. This standard may be modified in any particular case where there are significant reasons for doing so. Criteria that may be taken into account in such an assessment include the existing geographical distribution of childcare facilities and the emerging demographic profile of the area.

Where childcare facilities are proposed to be located within established residential areas, planning applications for such uses will be assessed having regard to the likely effect on the amenities of adjoining properties, the availability of space for off-street parking and/or suitable drop-off and collection points and outdoor playspace. In some cases, it may be necessary to attach a condition that would require some residential content to be maintained in the premises.

Planning applications for new childcare facilities will be assessed in accordance with Childcare Facilities: Guidelines for Planning Authorities (2001) and the Council will have regard to the following criteria:

- Suitability of the site for the type and size of facility proposed;
- Availability of outdoor play areas and details of management of same;
- Convenience to public transport nodes;
- Safe access and convenient parking for customers and staff;
- Local traffic conditions;
- Number of such facilities in the area; and
- Intended hours of operation.

Planning applications for childcare facilities should identify the following:

- Nature of the facility (full day care, sessional, drop-in and/or after school care)
- Numbers of children being catered for
- Parking provision for both customers and staff
- Proposed hours of operation
- Open space provision and measures for management of same

The Council will also promote and encourage the dual use of purpose built childcare facilities for other education and communities (Refer to Section 9.6)

16.3.4 Nursing Homes and Residential Care Homes

Nursing homes and residential care homes should be integrated wherever possible into the residential areas of the town. In considering planning applications for these developments, 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, planning 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 and private amenity space.
- The impact on noise and disturbance from additional traffic.
- The standard of accommodation and facilities offered. In large development or developments which are not located adjacent to local facilities the provision of pray rooms, chapels and ancillary shops will be required.

16.3.5 Medical Centres/Surgeries/Health Centres

Medical centres/surgeries and local health centres which meet the needs of and are easily accessible to local service users will be at a variety of locations in the plan area (as set out in the land use matrix) provided they do not impact on residential amenity and have adequate parking availability. One-stop primary care medical centres and GP practices will be encouraged at locations which are easily accessible to members of the wider community. Change of use applications from residential to health care facilities / surgeries will only be considered where the change of use complies with the land use zoning objectives and matrix, the privacy and amenity of

adjacent occupiers can be preserved and the proposal does not have a detrimental effect on local amenity by way of an increase in traffic, car parking or noise.

16.3.6 Other Community Facilities

Planning applications for community facilities such as sports grounds, playing fields and community halls/centres will be considered based on:

- The land use zoning objective for the subject land.
- The need for the development and its role in the development of local facilities.
- The appropriateness of the site in terms of location, traffic, accessibility and the impact on amenities of properties in the vicinity.
- The potential for multi-use by other groups/members of the community.

16.3.7 Floodlighting of Sporting and Recreational Facilities

The provision of external floodlighting will be carefully considered by the Council in order to protect residential amenity, nature and traffic safety. Where permitted, floodlights shall have fully-shielded light fixtures with cowl accessories to ensure that upward light levels are low. Planning applications shall include:

- Details of horizontal and vertical luminance levels (lux levels) of the lights.

16.4 Residential Development

The Council will encourage and facilitate the creation of high quality residential development, both in respect of the home itself and with regard to its setting and context and will have regard to the following in the provision of advice on, and the assessment of, proposals for residential developments:

- Delivering Homes and Sustaining Communities: Statement of Housing policy (DEHLG, 2007)
- Quality Housing for Sustainable Communities: Best Practise Guidelines for Delivering Homes and Sustaining Communities (DEHLG, 2007).
- Sustainable Urban Housing: Design Standards for New Apartments. Guidelines for Planning Authorities (DEHLG, 2007).
- Sustainable Residential Development in Urban Areas (Cities, Towns and Villages) Guidelines for Planning Authorities (DEHLG, 2009).

- Urban Design Manual. A best practice guide and companion document to Sustainable Residential Development in Urban Areas (DEHLG, 2009). Design Manual for Urban Roads and Streets (DT and DECLG, 2013)

The Council will 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 town. The Council will encourage the provision of residential developments which are well-designed, appropriate for their location and context and which create long-term 'sustainable neighbourhoods'.

Applications for residential development should comply with objectives in Chapter 4 Sustainable Housing and Chapter 14 Urban Design.

The following sets out the general requirements of the Council in relation to new residential development.

16.4.1 Residential Density

The Council will promote higher residential densities on 'brownfield sites' in the town centre and at other appropriate locations. The Council recognises there will be a need for lower densities in some areas. The acceptable density of a proposed development will be considered in the context of:

- Proximity to the town centre;
- The impact on the surrounding area;
- Efficient use of the site;
- Capacity of public utilities to service the site; and
- The design and quality of the development.

Chapter 15 Land Use Zoning sets out the indicative residential densities for undeveloped residential land.

In achieving the appropriate density of residential development, the Council will have regard to:

- The location, characteristics and context of the site.
- The overall design quality of the proposed development.

- The need for inclusivity with a variety of housing types and sizes being provided within each neighbourhood.
- The need to maximise returns on public infrastructure investment and to ensure the satisfactory operation of private infrastructure where required.
- The need to create critical mass for local businesses, services and public transport.
- The need to reduce reliance on the private car for all journeys.
- Compliance with plans, supplementary guidance or other site specific guidance documents produced by the Council.
- Government guidance.

16.4.2 Layout

The layout of a new residential development should be designed to create a strong sense of identity and a sense of place. In particular, it should:

- Create an attractive and distinctive built form. Large residential developments should generally be broken down into small functional and visual groups of 20 houses or less. The scale, siting and design of buildings should contribute positively to the street scene and the character and identity of the neighbourhood.
- Take the best possible advantage of existing views from the site towards natural and/or built landmarks.
- Avoid significant adverse impacts on the amenities of existing neighbouring properties, uses and the wider amenities of the area and provide privacy and security for the future occupants of the residential development.
- Retain and protect buildings of historic or architectural interest, the setting of those structures and designated sites of nature conservation. Development designs shall have regard to the findings and recommendations of archaeological investigations.
- Ensure that the orientation of dwellings maximises exposure to daylight and sunlight, influencing not only the amenity of the occupants but also the energy demand for heat and light.

- Achieve a minimum distance of 2.3m between the side walls of all detached and semi-detached dwellings. The property boundary should ideally occur midway between this spacing.
- Provide safe and secure access to the back gardens of terraced dwellings.
- Gated residential developments will not be permitted. However, the Council will consider restricted access to private parking courts or service areas.
- Facilitate ease of access to existing and proposed facilities such as shops, schools and health facilities particularly by persons with specific design needs, pedestrians, cyclists and public transport. Attractive, safe and direct connections should be proposed.
- Ensure that each residential street is designed to have regard to its full range of functions and not just its movement capacity
- Facilitate safe and convenient car parking, without compromising the overall design quality or creating public safety hazards from undue speeding and/or inconsiderate parking.
- Consider a variety of options for parking, including within the curtilage, communal parking areas or on-street parking. The visual impact of large areas of car parking should be reduced by the judicious use of screen planting, low walls and the use of different textured or coloured paving for car parking bays.
- Incorporate an easily legible and permeable layout which links with existing streets and should facilitate future linkages with adjoining land, which may not yet be developed. Excessive provision of cul-de-sacs within a development which adversely affect legibility and permeability will not be permitted.
- Provide for new or enhanced footpaths with street lighting which link the site with nearby facilities.

16.4.3 Public Open Space

Public open space within residential developments serves a variety of function such as:

- Providing space for residents to interact, exercise, play and relax.
- Enhancing the visual attractiveness of a development, allowing vistas to be retained to built and/or natural landmarks.

- Providing space for habitats flora and fauna.
- Contributing to the development of a sense of identity and community spirit.
- Assisting with sustainable drainage solutions.

There should be a hierarchy of open spaces throughout the development with both passive and active uses. Public open space should:

- Be clearly defined;
- Have a high quality layout, design and finish which is easily maintained, easy to access from all parts of the development and easy to use by everyone including by people with disabilities;
- Have good lighting and natural surveillance, and
- Be enjoyable to use, walk and cycle around all year round.

All planning applications for residential developments should be accompanied by information on public open space which outlines:

- The criteria used in the proposed location, design, siting and function of the public open space area(s) proposed.
- Existing public open space facilities in the vicinity.

The Council may require developers to provide appropriately designed play facilities within the development having regard to the nature and scale of the development proposed, and existing play facilities in the vicinity.

The Council will generally require that useable public open space shall be provided at a rate of around 1 hectare per 150 dwellings or 10% of the site area (whichever is the greater). However, the Council may accept or require a lower or greater provision depending on the location and characteristics of the site, the overall design quality of the development and open space proposed, and the availability or otherwise of existing open space provision nearby. Financial contributions may be accepted where it can be demonstrated that sufficient amenity has been provided for the development through an existing amenity/park in the vicinity.

16.4.4 Landscaping

A detailed plan for hard and soft landscaping should be submitted with planning applications for multi-unit residential developments. The landscaping should contribute to the overall attractiveness of the development, be easily maintained and incorporate native species to encourage flora and fauna (refer to Section 16.2.11). Existing trees and landscaping of medium and long term visual and bio-diversity value should be retained and incorporated into the overall design and appropriately protected during the construction period. Proposals should be incorporated, where possible, to include create open space networks linking to adjoining corridors or features of ecological importance and to encourage biodiversity (stepping stones in an ecological network-refer to Section 11.5).

16.4.5 Local Facilities

The Council may require developers of large scale residential estate developments to submit a report with the planning application 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

16.4.6 Design of Dwelling Houses

The design of dwellings in residential developments should bear a relationship to the nature, scale and form of the existing built fabric. Any proposals for modern developments should be in harmony with existing dwellings and the surrounding built environment.

The Council will require all new dwellings (except for apartments-refer to Section 16.5) to meet the minimum target standards on overall and room sizes as set out in Table 5.1 of Quality Housing for Sustainable Communities: Best Practise Guidelines

for Delivering Homes and Sustaining Communities (DEHLG, 2007) with particular regard to the internal floor areas indicated in Table No.22.

Table 22: Minimum Internal Space in a Dwelling House

No of bedrooms	Minimum Overall size	Minimum main living room	Aggregate living area	Aggregate Bedroom Area	Internal storage (excl loft)
2	80m ²	13m ²	30m ²	25m ²	4m ²
3	100m ²	15m ²	37m ²	36 m ²	5m ²
4	110m ²	15m ²	40m ²	43m ²	6m ²

The Council will only consider exceptions to the target standards in exceptional circumstances where an otherwise high quality design solution is proposed which has full regard to the characteristics and context of the site and the residential amenities of the future occupants of the dwelling houses.

Dwelling houses should be designed to be as secure and comfortable as possible. Natural light reaching internal spaces should be maximised and there should be ease of access to the private open space.

16.4.7 Private Open Space

The Council will require 1 and 2 bed dwelling houses to have a minimum provision of 60m² useable private open space and 3, 4 and 5 bed dwelling houses to have a minimum provision of 75m² of useable private open space. The Council will only consider exceptions to the standards in exceptional circumstances, such as in the town centre or on infill sites, where an otherwise high quality design solution is proposed, which has full regard to the characteristics and context of the site and the residential amenities of the future occupants of the dwelling houses.

Private open space should be designed to maximise sunlight, privacy and shelter from winds and should normally be located to the rear of dwellings. Narrow or awkward spaces, spaces which are not private and spaces also used for parking will be excluded from private open space area calculations.

In general a minimum distance of 22m should be achieved between opposing first floor windows at the rear of dwellings. Generally, windows in the gable/side walls of dwellings will not be permitted where the window would closely overlook the curtilage of the adjoining dwelling.

16.4.8 Boundary Treatments

The following criteria will apply to boundary treatments for private open space.

- The boundaries of rear gardens shall generally be 1.8m-2m in height and be formed by high quality boundary treatments such as concrete block walls or concrete post and rail fencing. The use of post and wire fencing or timber fencing will not be permitted.
- Two metre high walls shall be provided between all areas of public open space and gardens to the rear of dwellings. The walls shall be suitably rendered and capped in a manner acceptable to the Council. It is noted that in some modern design solutions, this may not be appropriate.

16.4.9 Accessibility/Adaptability

The Council will require that 20% of dwellings in all new housing estates of five dwellings or more are suitable to accommodate or are adaptable to provide accommodation for people with disabilities. Developers will be required to show an accessible route to the residential units from the boundary of the property. Proximity and access to local services must also be demonstrated relative to the units which are accessible (refer to Chapter 4 Sustainable Housing, in particular, Objectives SH30 and SH31)

16.4.10 Energy Efficiency

Dwelling house should be designed to be as energy efficient as possible, using up to date technologies.

16.4.11 Refuse /Recycling/Fuel

The Council will require that all residential developments include convenient and well-designed proposals for the storage of waste and recycling receptacles (4 receptacles per home) and safe fuel storage. Proposals for waste storage must be

shown on the site layout plan for each dwelling and communal, where appropriate. Secure pedestrian access shall be provided to the rear of mid- terraced homes.

16.4.12 Access

The site of each dwelling house should be designed to facilitate safe and convenient access in a manner which does adversely affect visual amenities or public safety. The Council will discourage vehicular access points in excess of 5m wide and excessive hard standing areas to the front of dwelling houses. Parking areas at the side of houses should be considered for semi-detached and detached developments. Safe pedestrian access shall be provided to the rear of mid- terraced houses

16.4.13 Materials

The external materials to be used shall create an attractive and welcoming home environment. The materials shall be durable, easy to maintain, adaptable to the occupiers preferences without affecting the overall design quality of the development and all the rear and side elevations shall be of a suitable attractive and durable quality.

16.4.14 Taking in Charge

The Wexford County Council policy document 'Taking in Charge of Private Residential Developments' was adopted on the 14 July 2008. Applicants for permission should incorporate the requirements of this policy, and any future updated version of the document, when designing and laying out residential developments.

16.5 Apartments

Apartment developments contribute to meeting the range of accommodation needs in a town, can increase activity in the commercial centre of a town (particularly when located above ground floor commercial and community uses) and can have a positive role in creating attractive new streetscapes in urban areas. The Council will have regard to Quality Housing for Sustainable Communities Best Practice Guidelines for Delivering Homes and Sustaining Communities (DEHLG, 2007) and

Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (DEHLG, 2007) when assessing proposals for apartment development.

The Council will consider apartment developments in appropriate locations (refer to Objective SH15) which:

- Are of a high quality design and make a positive contribution to the street scene;
- Would not give rise to adverse impacts on the amenities of adjoining properties.
- Are designed and sited to retain and protect buildings of historic or architectural interest, the setting of those structures and sites designated for nature conservation value. Development designs shall have regard to the findings and recommendations of archaeological investigations;
- Can be provided with adequate car parking and amenity space provision.

However, the sub-division of dwelling houses into apartments will generally not be permitted within residential areas designed and development for single family occupancy.

The Council will generally require that apartment developments meet the standards set out in Table No. 23.

Table 23: Internal Space and Private Open Space Requirements for Apartments

No. of Bedrooms	Minimum total internal space	Minimum private open space/balcony space (new build)
1 and 2	75m ²	7m ²
3	86m ²	9m ²
4	105m ²	11m ²

Lower space standards may only be accepted in exceptional circumstances, for example, to facilitate the re-use of a building of significant historical interest.

All new developments will be expected to have some form of private open space in the form of balconies or terraces directly accessible from the apartment. However, when the required level of private open space cannot be provided by a balcony or similar, then semi-private open space, such as courtyards, terraces/patios and landscaped areas may be acceptable.

The design of open space should have regard to the following:

- Roof gardens will be required to have secure boundaries and be adequately landscaped.
- Balconies should be designed as an integral part of the building and should respect the streetscape and townscape context and surrounding amenities.
- Should not impact on adjoining properties.

16.6 Other Residential Developments

16.6.1 House Extensions

The adaptation and extension of existing homes to meet changing circumstances, aspirations and technological requirements will, in general, be facilitated by the Council.

Each planning application will be considered on its merits having regard to the site's context and having regard to the following:

- The proposed extension should be of a scale and position which is appropriate to its context.
- The design and finish of the proposed extension need not necessarily replicate or imitate the design and finish of the existing dwelling. More contemporary designs and finishes often represent a more architecturally honest approach to the extension of a property and can better achieve other objectives, such as enhancing internal natural light. Different approaches may apply in the case of a Protected Structure or an Architectural Conservation Area.
- The proposed extension should not have an adverse impact on the amenities of adjoining properties through undue overlooking, undue overshadowing and/or an over dominant visual impact.

- The proposed extension should not impinge on the ability of adjoining properties to construct a similar extension.
- Site coverage should be carefully considered to avoid unacceptable loss of private open space.
- The degree to which the size, position and design of the extension is necessary to meet a specific family need, for example, adaptations to provide accommodation for people with disabilities.

16.6.2 Domestic Garages/Stores

The development of a domestic garage/store for use ancillary to the enjoyment of the dwelling house will be considered subject to the following standards:

- The floor area of the domestic garage/store should not exceed 40m² or a ridge height of 4.5m.
- The design and external finishes of the domestic garage/store shall be in keeping with that of the dwelling house, when visible from a public road.
- The garage/store shall only be used for purposes ancillary to the enjoyment of the dwelling house.

The Planning Authority may consider exceptions to these standards in exceptional circumstances. Such exceptions will be considered on a case-by-case basis and the Planning Authority will consider the need for the development and the characteristics of the site. In all cases, the development will be restricted to be used for purposes ancillary to the enjoyment of the dwelling house.

16.6.3 Self-contained Residential Unit for Use by a Family Member

The Council will consider the provision of self-contained residential unit for occupation by a family member. The self-contained unit should be connected to the main dwelling house and be designed so that it can be incorporated into the main dwelling house when its use as a self-contained unit is no longer required. The Council may consider the provision of a detached self-contained unit where the need for such a unit is demonstrated or appropriate having regard to the characteristics of the site. The Council will require the following:

- Details of the need/occupant of the unit

- Need for a detached unit, where applicable
- The unit should not consist of more than a combined kitchen/dining/living area, a WC bathroom and no more than two bedrooms
- Vehicular access to the unit shall be shared with the main dwelling house
- Private open space shall be shared with the main dwelling house
- Required separation distances from wastewater treatment systems shall be achieved, where applicable.

16.7 Home Working

The Council will facilitate individual small scale commercial and professional activities carried out residents of the house and which are subordinate or ancillary to the use of the dwelling as a place of residence. This can include new development, a change of use and/or the conversion of part of a dwelling and which would not unduly impact on residential amenities. In assessing planning applications for such developments, the Council will have regard to the following:

- The nature of the proposed use to be carried out, the hours of operation and the number of employees
- The effects on the amenities of adjoining properties;
- The level of traffic generated by the proposed development; and
- The generation, storage and collection of waste.

Permission for such partial change of use will only be granted to the resident of the dwelling and the dwelling must remain the residence of the practitioner. Permission will not normally be granted for such changes of uses in apartments.

16.8 Infill and Backland Sites

The Council will generally facilitate well-designed developments on infill and backland type sites, particularly when such developments bring into use derelict sites. Each case will be considered on its merits having regard to the site's context and having regard to the following:

- The design and finish of the development need not necessarily replicate or imitate the design and finish of the existing dwelling/building; contemporary designs and finishes will be facilitated (in the case of Protected Structures and

Architectural Conservation Areas refer to Section 11.2 Architectural Heritage and Appendix 4).

- The proposed development should not give rise to a loss of useable public open space.
- The proposed development should be designed to avoid an undue detrimental impact on neighbouring residential amenities significant loss of private amenity space for the existing site, undue overlooking, undue overshadowing, an over dominant visual impact and/or disturbance from traffic.
- The proposed development has satisfactory arrangements for pedestrian and cyclist access and fire services
- The proposed development is designed having regard to the need to retain existing trees of significant medium and long-term visual or bio-diversity value. Satisfactory proposals for existing and proposed landscaping should be submitted.
- The degree to which the development would integrate with and relate to possible future development on adjoining land.

16.9 Commercial, Retail and Non-residential Use Standards

16.9.1 Industrial and Enterprise Developments

Chapter 5 Economic Development sets out the objectives with regard to industry and enterprise development. The following information should be submitted as part of planning applications for industrial and enterprise developments:

- Details of the nature and scale of the proposed operation, opening hours and anticipated traffic levels.
- Details of proposed water and wastewater usage and servicing arrangements.
- Proposals to provide safe access which can cater for the anticipated volume and nature of traffic movements associated with the development. Proposals shall be submitted to provide adequate sightlines at the access.
- Proposals for the provision of adequate parking and circulation areas within the site of the proposed development, unless otherwise agreed with by the Council.
- Proposals for the adequate safe storage and disposal of waste in a manner which is visually and environmentally acceptable. Storage shall generally be

confined to the rear of the development and should be screened by the building or an alternative method of screening. The location of waste and recycling facilitations should be shown on the site layout plan.

- Details of advertising signage shall be submitted. These details shall include the proposed size, scale, design, material and colour of the proposed signage.

16.9.2 Criteria for Assessment of Industrial and Enterprise Developments

Proposals will be required to meet relevant criteria including:

- The existing road network can safely handle any extra vehicular traffic generated by the proposed development or suitable developer-led improvements are identified and delivered to overcome any road problems.
- Adequate access arrangements, parking, manoeuvring and servicing areas are provided.
- The development incorporates safe and direct access routes for pedestrians and cyclists and suitably designed cycle parking areas.
- The site layout, building design, associated infrastructure and landscaping arrangements are of high quality and assist the promotion of sustainability and biodiversity.
- Appropriate boundary treatment and means of enclosure are provided and any areas of outside storage proposed are adequately screened from public view.
- Industry and warehouse type developments will be required to present a high quality appearance, assisted by landscaping and care placing of advertisement structures. Industry and warehouse developments should have regard to the following:
 - Individual buildings should exhibit a high quality of modern architectural design and finish, including the use of colour.
 - In the case of two or more industrial/warehouse units, a uniform design will be required for boundary treatments, roof profiles and building lines and signage.
 - Areas between the building(s) and the road boundary may include car parking spaces provided that adequate screen planting is incorporated into the design proposal.

- Adequate provision shall be made on site for the parking of vehicles, storage and stacking spaces. Storage and stacking areas shall be located to the rear of building, or where such facilities can only be provided to the side, provision for screening shall be made.
- The front building line shall be as determined in consultation with the Planning Authority and, where required, the existing roadside boundary shall be set back.
- Any industrial or commercial development shall not be injurious to the residential amenity of adjoining properties.
- A landscaped buffer zone (minimum 10-15 metres wide) will be a requirement of planning permissions for any industrial/warehousing development where it adjoins another land use zoning or where it would impact on the amenities of adjoining land uses.
- Proposals shall be submitted to incorporate Sustainable Drainage Systems (SuDS) into the development proposals.
- New developments on Greenfield site will be required to provide a minimum of 10% open space.

16.9.3 Office Developments

The Council will encourage office development. The use of vacant or under-utilised upper floors for office development will be encouraged (except where this would result in the loss of residential development in the primary retail area). Outside of the town centre, planning applications for office development will be permitted in accordance with the land use zoning matrix and the objectives in Chapter 5.

The following standards will apply when considering proposals for office type uses:

- In general the Planning Authority will not consider office development outside of the above mentioned areas. There are two exceptions to this:
 - Offices will be permitted on land otherwise zoned where it is ancillary to a use permitted under the proposed use class; and
 - Home offices and tele-working will be permitted within existing houses providing that it is ancillary to the use of the dwelling as a residence-see Section 5.6.4.

- A change of use from shops to offices on primary retail streets will only be permitted where such services would not detract from the retail vitality and viability of the town centre.
- New office developments shall be designed to ensure access for all.
- All new office developments on greenfield sites will be required to provide a minimum of 10% open space.

16.9.4 Retail Developments

Planning applications for all retail development will be assessed in accordance with the Retail Planning Guidelines for Planning Authorities (DEHLC, 2012) and the Retail Strategy contained in Appendix 1 of this Plan. In general, proposals for retail development will be required to:

- Be of a scale appropriate to its location
- Provide safe and easy access for pedestrians, cyclists and people with specific design needs
- Be accessible by public and private transport
- Be of a high design standard and satisfactorily integrate with the surrounding built environment
- Not negatively impact on the flow of vehicular traffic either in the immediate vicinity or the wider area of the development.

The Council will generally require a Retail Impact Assessment to be carried out for proposals for development;

- Greater than 1000m² of net floor space for both convenience and comparison type developments.
- Where the Planning Authority considers the development may impact on the vitality and viability of the town centre.

The RIA shall include, at minimum, the criteria set out in the Retail Planning Guidelines (DECLG, 2012) and that referred to in the Retail Strategy

16.9.5 Shop Fronts

Shop fronts are one of the most important elements in determining the character, quality and image of retail streets. The Council will promote a dual approach to shop front design:

- Protecting traditional and original shop fronts
- Encouraging good contemporary shop front design where appropriate.

Developers and designers are advised to consult the design guide *Shop fronts and Streetscapes in County Wexford*. In general, the design of shop fronts should relate to the architectural character of the area and the building of which it forms part. New shop fronts shall ensure the provision of level access or at minimum ramped access, to facilitate access for all.

Refer to Section 11.2 Architectural Heritage and Appendix 4 Architectural Conservation Areas Statement for further information on works to Protected Structures and/or works in an Architectural Conservation Area.

The Council will seek to retain the remaining traditional shop fronts of townscape importance. It should be noted that the replacement of an existing shop front or the insertion of a new shop front requires planning permission, and is not considered by the Council as constituting exempted development.

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

16.9.6 Hot Food Takeaways

The development of hot food takeaways will be strictly controlled and a proliferation of this use will not be permitted. This type of development will generally only be considered in the town centre and the neighbourhood centres.

Proposals for this type of development will not be permitted where:

- It is likely to prove detrimental to the amenities of nearby residential properties, the visual amenity of the area and/or give rise to traffic or car parking hazards.
- It would result in noise and odour problems for the occupiers of nearby properties.
- There is an existing residential unit above, save with the written consent of the owner and occupier
- It would give rise to a proliferation of this use in a particular area.
- It is within a 200m radius of educational establishments.

Stringent controls will be applied with regard to bin provision, litter collection and facade design. The latter may necessitate the alteration of corporate images in order to assimilate into the character of the area. The Council may impose restrictions on opening hours as a condition of planning permission.

16.9.7 Amusement Arcades

Proposals for amusement arcades will not be permitted in the primary retail area (refer to Objective R16 in Appendix 1 Retail Strategy) or residential areas and a proliferation of amusement arcades will not be permitted. The protection of the character of the area and the amenities of adjoining residential properties and businesses will be taken into consideration when assessing planning applications for this type of development.

16.9.8 Public Houses and Nightclubs

In order to maintain an appropriate mix of uses and protect night-time amenities in Enniscorthy, the Council will prevent an excessive concentration of public houses and nightclubs in a particular area or in areas with residential development. The following issues shall be taken into account in the assessment of planning applications for such uses:

- Potential effects of the development on the amenity of nearby residents;
- Noise at the boundaries will have to 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 Council is the number and frequency of events in such facilities;

- Proper litter control measures shall be in place prior to the opening of any premises;
- Facade design will be carefully controlled, in particular, the type and degree of advertising signage and lighting. The design shall respect the character of the street and the buildings.

16.9.9 Petrol filling stations

In general filling stations, where a need has been established, should be located within the 50kmh or 60kmh speed limit of the Plan boundary. Petrol filling stations will not be permitted in locations where by their appearance, traffic noise or fumes would have a serious impact on the amenity of the area or adjoining properties. Developments on national roads will be strictly controlled in accordance with the Spatial Planning and National Road Guidelines (DEHLG, 2012). A proliferation or an over-concentration of filling stations along a particular road will not be acceptable because of the cumulative impact on visual and residential amenities and the creation of a traffic hazard.

Ancillary retail uses may be permitted such as small convenience type shops.. The floorspace of the shop should not exceed 100m² net Where permission is sought for a floorspace in excess of 100m², the sequential approach to retail development shall apply as set out in Appendix 1Retail Strategy.

Planning applications for a new petrol filling station should provide for sufficient road frontage, clear visibility, two points of access, the surface of the forecourt should be graded, surfaced with bitumen macadam or other suitable material and drained to the satisfaction of the Council. A petrol/oil interceptor trap shall be fitted to the surface water drainage system. Sanitary facilities for public use shall also be provided. All planning applications for petrol stations will be required to have regard to the standards set out in Table 24.

Table 24: Design Standards for Petrol Filling Stations

<p>Overall Design</p>	<p>A high standard of overall design will be required, in particular in relation to the scale, design and position of buildings, canopies, signage and advertisements. The overall design should take into account the location of the site and standard canopy forms should be avoided. A detailed landscaping scheme, prepared by a suitably qualified person, should be submitted with the planning application.</p>
<p>Access</p>	<p>The width of the accesses shall be not less than 6m and not more than 9m. 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> <ul style="list-style-type: none"> • Major roads: 50m • Minor roads: 25m <p>Safe and convenient access arrangements for pedestrians and cyclists should be provided and maintained with clear demarcation of pedestrian routes. Convenient and secure cycle parking facilities should be provided.</p>
<p>Frontage</p>	<p>Minimum 31m. 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. A footpath shall also be provided outside the boundary wall.</p>
<p>Location of Structures</p>	<p>The centre island containing the pumps shall in no case be nearer than 7m to the edge of the road curtilage. No obstruction, other than the pump island, shall be located within 5m of the road boundary. No structures, whether permanent or temporary, shall interfere with the sightlines of drivers or obstruct pedestrians.</p>

Sightlines	Speed Value of Road	Minimum Visibility Distances Required
Parking	40 kmh 60 kmh 80 kmh 100 kmh	170 m 170 m 230 m 280 m
Lighting	Parking bays/aisles must be located so 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 and illumination shall be sited and designed to prevent glare hazard, enhance security, avoid confusion to road users, avoid negative impacts on visual amenities of the area and avoid negative impacts on adjoining/adjacent properties
Signage and Canopies	Signage and advertisements should be sited and designed to: <ul style="list-style-type: none"> • Prevent hazards to public safety; • Avoid negative impacts on visual amenities of the area. No signage/advertising structure shall exceed 5.2m in height and signage/advertising should not give rise to visual clutter; • Avoid negative impacts on adjoining/adjacent properties; and • Have regard to the character of the area. 	Signage and advertisements should be sited and designed to: <ul style="list-style-type: none"> • Prevent hazards to public safety; • Avoid negative impacts on visual amenities of the area. No signage/advertising structure shall exceed 5.2m in height and signage/advertising should not give rise to visual clutter; • Avoid negative impacts on adjoining/adjacent properties; and • Have regard to the character of the area.
Drainage / General Facilities	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. A petrol/oil interceptor trap shall be fitted to the surface water drainage system. Provision shall be made for the	

	appropriate storage and removal of refuse and waste material and these shall be shown on the site layout plan.
Uses	The 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 and traffic safety. The Council may prevent other uses, consumption of food on the premises, where it is considered that such uses would give rise to hazardous parking and traffic turning movements.
Public Facilities	Equal access public toilets including a baby changing facility shall be provided.

No legal status, for information purposes only

16.10 Telecommunications Structures

Planning applications relating to the erection of antennae and support structures shall be accompanied by:

- A reasoned justification as to the need for the particular development at the proposed location in the context of the operator's overall plans for the county having regard to coverage.
- Details of what other sites or locations in the county were considered, and reasons why these sites or locations are not feasible.
- Written evidence of site-specific consultations with other operators with regard to the sharing of sites and support structures. The applicants must satisfy the Council that a reasonable effort has been made to share installations. In situations where it not possible to share a support structure, the applicants will be encouraged to share a site or to locate adjacently so that masts and antennae may be clustered.
- Detailed proposals to mitigate the visual impact of the proposed development, including the construction of access roads, additional poles and structures.

16.11 Major Accidents Directive/Seveso Establishments

In line with the requirements laid down by Article 12 of the Seveso II Directive (Directive 96/82/EC), and the European Communities (Control of Major Accidents Hazards involving Dangerous Substances) Regulations 2006, the Health and Safety Authority is obliged to provide technical advice to the Council in cases of decisions taken regarding:

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

The Council will consult with the Health and Safety Authority in relation to relevant development referred to in the Planning and Development Regulations 2001 (as amended). Applicants should consult with the Fire Services of Wexford County Council and the Health and Safety Authority prior to lodging any planning application.

16.12 Advertising

The Council recognises the role which advertising plays in commercial developments. However, it is also recognised that the haphazard siting and a proliferation of competing hoardings, signs and finger post signs has the potential to detract from visual and scenic amenities, the attractiveness of business areas and through confusion, may give rise to a traffic hazard. Uncontrolled advertising can detract from the visual appearance of an area and can generate a traffic hazard.

All advertisements and advertisement structures, other than those exempted under by the Planning and Development Regulations 2001 (as amended) will be the subject of a formal planning application.

The following standards will apply:

- Signs attached to buildings will be preferable to those on freestanding hoardings.
- Where multiple businesses operate from one building, a single sign should be provided (see Section 15.4 for examples)
- Signs will not be permitted if they compete with road signs or otherwise endanger traffic safety.
- Signs will not normally be permitted in residential areas.
- The location of signage should not lead to obstructions to the visually impaired or interfere with access on footpaths.
- The size and scale of signs should not conflict with those of existing structures in the vicinity.
- No signage/advertisement or supporting structure for signage/ advertisement, including flag poles, should exceed a height of 5.2m above ground level.
- The number and position 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 should not interfere with windows or other features of the façade or project above the skyline.
- Advertisement hoardings will not normally be permitted however temporary permission may be considered where they screen development sites or vacant plot.

16.13 Transportation

The Council will require that all developments are designed to encourage and facilitate convenient and safe access for all including the young, older and mobility impaired people, pedestrians, cyclists and those using public transport. The design and layout of development should have regard to the most up-to-date relevant Government advice documents.

16.13.1 Roads

All developments with potential impacts on public roads will be assessed on their merits having regard to the following issues:

- The protection and promotion of public safety
- The avoidance of unnecessary congestion and obstruction on the roads network
- Safeguarding the function, carrying capacity, structural stability, and investment in the roads network

16.13.2 Road Safety Audits

The Council will require that a Road Safety Audit (RSA) is submitted for development proposals which require a new access to a national road or significant changes to an existing access.

16.13.3 Traffic and Transport Assessment

The Council will require that a Traffic and Transport Assessment including a Mobility Management Plan is submitted for proposed developments which may generate significant additional trips/travel, including road traffic, with potentially significant implications for national and non-national roads.

16.13.4 Siting and Design of Access/Egress Points

The Council will assess the detailed siting and design of each proposed access/egress point to a public road (including proposals for the intensification of use of an existing access/egress point) on its merits, having regard to the NRA DMBRAS and DRMB Road Geometry Standards, the nature of the development and likely traffic/turning movements, the circumstances on the road where access/egress is proposed and the need to minimise the loss without replacement of existing hard and soft landscaping.

The Council will assess all new access/egress points against a range of criteria including:

- The provision of the required sightlines.
- The siting, design and construction of each access/egress point should include the means by which surface water will be managed further to the Sustainable Drainage System designed for the site and to prevent damage to existing roadside drainage systems.
- The access/egress point should be sited, designed and constructed to ensure the gradient of the access drive shall not exceed 3% for the first 7m adjacent to the carriageway of the public road and that the carriage of the public road is not raised, lowered or otherwise altered where the proposed access meets it.
- An assessment as to whether there would be an undue proliferation of access/egress points in the locality giving rise to confusion, conflicting traffic turning movements and consequent public safety hazards.
- Whether the proposed arrangements would represent an improvement in public safety and design terms of an existing access/egress.

16.13.5 Sightlines

The following are the indicative sightline requirements for proposed access/egress to a public road outside of a 50kmh or 60kmh speed limit:

National Roads	230m
Regional Roads Class 1	220m
Regional Roads Class 2	135m
Local/county roads	65m

Sightlines within a 50kmh or 60kmh speed limit

The Council will assess the required sightlines on a site by site basis having regard to local road and traffic conditions, the relevant Road Geometry standards, the need to ensure that there is adequate visibility of pedestrians and cyclists using the road/pavement at the access/egress point and to avoid undue disturbance to adjoining properties.

This may require limits on the height of boundary walls/fences and/or landscaping where the boundary treatment directly adjoins a footpath. It may be necessary to keep land at the current road edge free from development to facilitate visibility and the provision of a footpath.

Where a new or widened access/egress point is proposed to facilitate the provision of a new or widened parking area on the frontage of an existing development, the Council will also have regard to the following:

- Existing road conditions, including an assessment of whether on-street parking gives rise to safety hazards and/or undue obstruction of other road users
- The circumstances of the applicant
- The potential impact of the new/widened access, boundary treatment removal and new/enlarged hard standing area on the visual amenities of the area and on surface water drainage
- The degree to which the proposal would establish a precedent for similar development in the vicinity and an assessment of the cumulative impacts which may be generated from further similar development.

16.13.6 Bicycles

Cycling will be encouraged as an alternative mode of transport within the town of Enniscorthy. In order to promote the principles of Smarter Travel and the use of cycling, the Council will require that convenient, safe and secure bicycle parking facilities are provided for all new retail, employment and leisure developments. Apartment complexes will also be required to provide communal cycle storage facilities.

The Council will have regard to the National Cycling Manual (National Transport Authority, 2011) in its assessment of required cycle parking facilities. In general, all bicycle parking facilities should be capable of performing the basic functions of:

- Supporting the bicycle from falling over,
- Protecting it against theft
- Allowing the cyclist room to position/ lock / unlock the bike.

Consideration should also be given to lighting, protection against the weather, ease of access, and requirements at public transport nodes.

16.13.7 Electric Vehicles-Charging Points

The ESB is responsible for the roll out of electric car charge points in Ireland. There are three charging point options available: home charge points, public charge points in places such as on-street and shopping centre car parks and fast charge points (along inter-urban transport routes). The Council will facilitate and encourage the provision of charging points for Electric Vehicles in appropriate locations.

The Council will require the provision of at least 1 electric vehicle charging point in a new car park for new development where 40 or more car parking spaces are provided.

16.13.8 Car Parking Standards

The Council will require that parking provision at the rates set out in Tables 25 and 26 should be incorporated within the design of development proposals.

Table 25: Car Parking Standards

Type of development	Standard
Residential	
House	2 per house
House (Town Centre locations)	1.5 per house
Apartment	1.5 per apartment
Hotel	1 space per bedroom plus 1 space per 25m ² of function room/bar/restaurant/meeting room space
Guest House/ B&B/hostel	1 space per bedroom or 1 space per 10 bed dormitory
Caravan/Camping Site	1 space per pitch
Commercial	
Shopping: general retail floor space (open to the public)	1 space per 20m ² open to the public
Retail warehouse/ bulky goods retailing	1 space per 50m ² open to the public
Offices: gross floor space	1 space per 25m ²
Public houses / function rooms / restaurants / take aways	1 space per 25m ²
Cinemas, theatres, stadia	1 space per 3 seats
Conference centres: public areas	1 space per 25m ²
Churches / Church Hall	1 space per 10 seats
Nursing homes	1.5 spaces per bed
Other medical	3 spaces per consultants room or 2 spaces per consultants room in the town centre
Industrial	
Manufacturing industry, light industry gross floorspace	1 space per 50m ²
Industry car repair businesses Car showroom	1 space per 50m ²
Car repair businesses	1 space per 25sqm
Warehouses: Gross Floorspace	1 space per 100m ²

Community	
Sports clubs and grounds, Swimming pools	1 space per 15m ² & 6 spaces for each pitch, 2 spaces for each court
Library	1 space per 100m ²
Funeral Home	10 spaces
School	1.5 spaces per classroom
Crèche/Childcare	1 space per 4 children plus 1 space per employee
Note:	
<ol style="list-style-type: none"> 1. This list is not exhaustive. In the case of a type of development not specified, the Council will determine the parking requirements having regard to the likely demand for parking associated with the proposed development and the characteristics of the roads system in the locality. 2. When dealing with planning applications for change of use or for replacement buildings, an allowance will be made for the former site use when calculating the car parking requirements generated by the new development as extra. 	

16.13.8.1 Car Parking Standards for People with Disabilities

The number of parking spaces to be designated for people with disabilities will depend on the building type. Table 26 sets out the recommended car parking standards for people with disabilities. Each space shall be clearly defined

Table 26: Car Parking Standards for People with Disabilities

Building Type	Car parking requirement
Buildings not normally visited by the public:	Minimum one space of appropriate dimensions in every 25 standard spaces, up to the first 100 spaces; thereafter, one space per every 100 standard spaces or part thereof.
Shops and other buildings to which the public has access	Minimum one space of appropriate dimensions in the first 25 standard spaces; minimum three in 25–50 standard spaces; minimum five in 50–100 standard spaces; and additional three per every 100 standard spaces in excess thereof.

Premises used by a high proportion of people with disabilities will require a larger than average number of designated spaces.	The parking requirement for such building types should be calculated in relation to the anticipated demand.
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16.13.8.2 Car Parking Design and Layout

The following should be considered when designing car parking areas.

- Parking and service spaces should be located with regard to the safety and security of all and the amenities of adjoining properties
- Large, unbroken areas of hard standing for parking and servicing should be avoided; hard and soft landscaping should be used to break up and/or screen such areas.
- Access, parking and servicing areas should be designed to allow for safe and direct pedestrian and cycle access to and from the entrance to the development from the car park and the public road and footpath, if necessary by segregated and/or demarcated pedestrian/cycle routes.
- In addition to the general car parking standards, space will be required to be included in the development design for vehicles necessarily involved in the operation of business including the delivery and collection of goods, the carrying out of repairs and maintenance.
- Safe, secure and convenient spaces for motorcycle parking should be provided within large parking areas.
- Schools, crèches, recreational facilities and other such facilities will be required to make provision for adequate and safe vehicular drop off facilities, in addition to the car parking requirements. Developments with large parking areas should be designed to facilitate safe and convenient pick up and collection of visitors, including by taxi.

16.13.8.3 Dimensions of Parking Spaces and Loading Bays

The required dimensions for parking and loading bays are set out in Table 27 and should be incorporated in to the design of developments.

Table 27: Dimensions of Parking and Loading Bays

Type of space	Width
Car parking bay	5.0m x 2.5m
Disabled parking bay including transfer hatching to side and rear	6.0m x 3.7m
Loading Bay	6.0m x 3.0m
Circulation Aisles	6.0m in width

16.14 Built and Natural Heritage

16.14.1 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 protecting archaeological remains in situ where feasible. The importance and value of the wider historic landscape and environment, including battlefields is also recognised.

When considering planning applications for development within an Area of Archaeological Potential (refer to Map 7) and on, or in close proximity to sites of known archaeological significance, the Council will have regard to the provisions of Section 12 of the National Monuments (Amendment) Act, 1994, or any future legislation. The Council will also have regard to the observations and recommendations of the Department of Arts, Heritage and the Gaeltacht.

When considering such proposals, regard will be had to the nature of the sub-surface works that could impact on archaeological remains, for example, foundation type and design, layout and location of services, road works and landscaping schemes.

In appropriate circumstances, the Council may require the developer to submit a report prepared by a suitably qualified archaeologist on the potential implications of the proposed development on the archaeological integrity of the structure/site.

The Council when granting permission for development may impose conditions requiring:

- Professional archaeological supervision of site excavations.
- The funding by the applicant of archaeological assessment, monitoring, testing or excavation of the site and the submission of a report thereon, prior to the commencement of development.
- The preservation of all or part of any archaeological remains on the site.

16.14.2 Architectural Heritage

The inclusion of a structure on the Record of Protected Structures (Volume X) 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 protected structure together with any structures within its curtilage are also protected.

All works to a protected structure shall be carried out in accordance with best conservation practice. A planning application for works to a protected structure shall be accompanied by an Architectural Heritage Impact Assessment prepared in accordance with Appendix B of the 'Architectural Heritage Protection-Guidelines for Planning Authorities (DEHLG, 2004). The report shall be prepared by an appropriately qualified and competent professional.

The objective of the assessment is to describe how the proposed works would affect the character of the protected structure or any part of it. The detail and extent of the assessment should be appropriate to the nature and scale of the proposed works. In general, the following information should be included:

- A description of the protected structure and its significance

- An appropriately detailed survey of the building, including a photographic survey
- A description of the proposed works, details of the materials and methods proposed to carry out these works
- A description and an assessment of the how impact of the works on the Protected Structure.

The Council will only consider the change of use a protected structure if it can be shown that the structure, character, appearance and setting will not be adversely affected by the proposed change of use. The proper recording of the building will be required before any changes are made.

The Council will consult with the Department of Arts, Heritage and the Gaeltacht when assessing all planning applications relating to protected structures.

16.14.3 Architectural Conservation Areas

When assessing planning applications in the Architectural Conservation Areas (refer to Map 6(a) and 6(b), the Council will have regard to the following:

- The effect of the proposed development on buildings and the surrounding environment, both natural and man-made.
- The impact of the proposed development on the immediate streetscape in terms of design, scale, height, plot, width, roof treatment, materials, landscaping, mix and intensity of use proposed.
- New alterations and extensions should complement existing buildings/structures in terms of design, external finishes, colour, texture, windows / doors/ roof/ chimney/ design and other details.
- In dealing with advertisements in the Architectural Conservation Areas, the overriding consideration will be the enhancement and protection of the essential visual qualities of the area.