

Draft

Wexford County Development Plan 2013-2019



June 2012



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Abbreviations

ACA	Architectural Conservation Area
AFA	Areas for Further Assessment
AIT	Area Implementation Team
BER	Building Energy Rating
CCGT	Combined Cycle Gas Turbine
CEB	County Enterprise Board
CFRAM	Catchment Flood Risk Assessment and Management
CGS	County Geological Sites
CHP	Combined Heat and Power
CSO	Central Statistics Office
cSAC	Candidate Special Area of Conservation
cSPA	Candidate Special Protection Area
DAC	Disability Access Certificate
DAHG	Department of Arts, Heritage and the Gaeltacht
DCENR	Department of Communications, Energy and Natural Resources
DECLG	Department of Environment, Community and Local Government
DEHLG	Department of Environment, Heritage and Local Government
EIA	Environmental Impact Assessment
ED	Electoral Division
EPA	Environmental Protection Agency
FTTH	Fibre-to-the-Home
GHG	Green House Gas
GIS	Geographic Information System
GSI	Geological Survey of Ireland
HSA	Health and Safety Authority
HSE	Health Service Executive
ICF	Irish Concrete Federation
ICZM	Integrated Coastal Zone Management
ICZMP	Integrated Coastal Zone Management Plans
IDA	Industrial Development Agency
LCA	Landscape Character Assessment
LCDP	Local and Community Development Programme
NCFP	National Cycle Policy Framework
NCN	National Cycle Network
NDP	National Development Plan
NEEAP	National Energy Efficiency Action Plan 2009-2020
NHA	Natural Heritage Area
NPWS	National Parks and Wildlife Service
NRA	National Roads Authority
NREAP	National Renewable Energy Action Plan
NSS	National Spatial Strategy 2002-2020
NTO	National Trails Office
OPW	Office of Public Works
PFRA	Preliminary Flood Risk Assessment
pNHA	Proposed Natural Heritage Area
RAPID	Revitalising Areas by Planning Investment and Development
RAS	Rental Accommodation Scheme
RBBD	Regional Biomass Business Development
RHG	Sustainable Rural Housing - Guidelines for Planning Authorities

RIA	Retail Impact Assessment
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 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
WLD	Wexford Local Development

Chapter 1 Introduction

1.1 Introduction

The Wexford County Development Plan 2013-2019 sets out Wexford County Council's intentions for the future development of land, including measures for the improvement of the natural and physical environment and the provision of infrastructure. The Plan builds on the strategies, policies and objectives of the previous County Development Plan 2007-2013. The review process and preparation of the Plan has had regard to key recent development trends and national, regional and local policy developments, in particular the increased emphasises on flooding, climate change, renewable energy and the need to support economic development.

Wexford County Council intends to take a positive approach to development. New development opportunities will not be restricted unless there are strong, persuasive justifications for doing so having regard to European, national and regional policies. The Council recognises that prudent, long term planning will help mitigate the unacceptable adverse impacts of development. The Plan seeks to reconcile the need to protect the environment with the demand for necessary development to meet the needs and aspirations of the people of County Wexford.

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 County's economy
- Management and control by indicating standards to be achieved in new developments

- Ways to conserve and enhance the urban and rural environment and to protect the diversity of the natural and cultural landscape
- Guidance for public and private investors in relation to land use and development

The Plan has been developed following extensive consultations on the issues to be addressed therein. There were a series of public consultation evenings where members of the public and interest groups could communicate their views and suggestions. Written submissions were received and consultations were carried out with a wide range of stakeholders and service providers.

1.2 Legislative Context

In accordance with Section 11(1)(a) 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 the County and has taken account of the statutory obligations of the Council 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 the:

- 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)
- Associated 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

Planning and Development Act 2000 (as amended)

In accordance with the requirements of the Planning and Development Act 2000 (as amended), hereon referred to as the Act, Wexford County Council, as a Planning Authority, has a duty to make a Development Plan for its functional area every six years. This Plan covers the entire County with the exception of Wexford Town, Enniscorthy Town and New Ross Town which are covered by their respective Development Plans.

A Development Plan is required to set out an overall strategy for the proper planning and sustainable development of the area and must consist of a written statement and a Plan or Plans indicating the development objectives for the plan area. The written statement must include a Core Strategy which shows that the development objectives in the Plan are consistent, as far as practicable, with national and regional development objectives set out in the National Spatial Strategy 2002-2020 and the Regional Planning Guidelines for the South-East Region 2010-2022. The written statement must also include a separate statement which shows that the development objectives in the Plan are consistent, as far as practicable, with the conservation and protection of the environment.

The Act also requires the Planning Authority to append a statement to the Development Plan which demonstrates how the policies and objectives of Section 28 Guidelines have been implemented, or not as the case may be, in preparing the Plan. This statement is contained in Appendix B of this Volume.

Section 10(2) of the Act sets out a list of mandatory objectives which shall be included in Plan. These include:

- Zoning of land
- Provision, or facilitation of the provision, of infrastructure including transport, energy and communication facilities, water supplies, waste water services, waste recovery and disposal facilities and any ancillary facilities or services
- Conservation and protection of the environment

- Management of features of the landscape, in particular features important for the ecological coherence of the Natura 2000 network
- Promotion of compliance with environmental standards and objectives established for bodies of surface waters and groundwater
- Integration of the planning and sustainable development of the area with the social, community and cultural requirements of the area and its population
- Preservation of the character of the landscape, including the preservation of views and prospects and the amenities of places and features of natural beauty or interest
- Protection of structures, or parts of structures, which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest
- Preservation of the character of architectural conservation areas
- Development and renewal of areas in need of regeneration
- Provision of accommodation for travellers and the use of particular areas for that purpose
- Preservation, improvement and extension of amenities and recreational amenities
- Control of establishments under the provisions of the Major Accidents Directive
- Provision, or facilitation of the provision, of services for the community, including, in particular, schools, crèches and other education and childcare facilities
- Protection of the linguistic and cultural heritage of the Gaeltacht
- Promotion of sustainable settlement and transportation strategies in urban and rural areas including the promotion of measures to reduce energy demand, reduce anthropogenic greenhouse gas emissions and address the necessity of adaptation to climate change
- Preservation of public rights of way which give access to seashore, mountain, lakeshore, riverbank or other places of natural beauty or recreational utility

- Provide a framework for the identification, assessment, protection, management and planning of landscapes.

The First Schedule of the Act also sets out a list of discretionary objectives which have, where appropriate, been incorporated into the Plan.

Section 10(5) of the Act states that where required, a Strategic Environmental Assessment or an Appropriate Assessment of a Development Plan shall be carried out.

Strategic Environmental Assessment

The EU 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. The preparation of an SEA is mandatory for the County Development Plan. An SEA Environmental Report has been prepared and is located in Volume 8 of this Plan.

Habitats Directive

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 Directives 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. In Ireland, the Natura 2000 network of European sites means:

- A candidate site of Community importance¹
- 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)

SACs are selected for the conservation and protection of habitats listed on Annex I and species (other than birds) and their habitat listed in Annex II of the Habitats Directive. The habitats in Annex I require special conservation measures because they are under threat in the EU. A subset of these, Annex I priority habitats, are threatened with disappearance, and accordingly merit special conservation measures.

SPAs are sites that have been selected and notified for the conservation and protection of bird species listed on Annex I of the Birds Directive and regularly occurring migratory species and their habitats. Annex I birds are those that require special conservation measures because they are rare, in danger of extinction or vulnerable to habitat changes in the EU.

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. The Council will ensure that all plans and projects in the County 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.

Screening for Appropriate Assessment of the Plan was carried out by the Council 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 a

¹ A site of Community importance identified pursuant to Article 4, paragraph 1 of the Habitats Directive.

significant effect 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.

1.3 Underlying Themes

The Plan addresses a wide range of interrelated economic, social and environmental issues set within an overall framework of achieving sustainable development, social inclusion and adapting to climate change.

1.3.1 Sustainable Development

Sustainable development has been defined as development which meets the needs of the present generation without compromising the ability of future generations to meet their own needs². The Planning and Development Act 2000 (as amended) requires the Development Plan to deliver an overall strategy for the proper planning and sustainable development of the County. The Council, for the purposes of the Plan, defines proper planning and sustainable development as ensuring that a balance is achieved between economic, social, cultural and environmental considerations in the interests of the common good of present and future generations of the County.

Key considerations which underpin sustainable development are the conservation of natural resources, protection of the natural environment, environmentally friendly patterns of development, energy efficiency and high quality design. The Plan is focused on the integration of employment, transport, schools, community facilities, amenities and sustainable urban and rural settlements as key mechanisms for achieving sustainability.

Environmental considerations have been fully integrated into the preparation of the Plan through the Strategic Environmental Assessment (SEA) and Appropriate Assessment processes, the objectives of which are to afford a high level of protection to the environment and Natura 2000 sites respectively.

² Brundtland Commission (1987), Our Common Future, Oxford University Press

1.3.2 Adaptation to Climate Change

The Council recognises that climate change is a global threat with local consequences. Whilst uncertainties surround the magnitude and extent of climate change impacts, the Council is committed to addressing climate change in a proactive manner through the careful consideration of growth and development.

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.

The Plan seeks to protect, mitigate and adapt to the impacts of climate change by:

- Protecting people, vulnerable infrastructure and the environment from the impacts of climate change
- Raising awareness of the predicted impacts of climate change
- Ensuring new development is appropriately located, in particular in coastal areas vulnerable to coastal erosion and coastal flooding
- Providing objectives for the sustainable development of renewable energy sources
- Ensuring new developments are designed to take account of the predicted impacts of climate change
- Promoting the protection of the County's green infrastructure which provides many benefits as it regulates temperature, reduces storm flows and provides clean water and air
- Promoting the development of natural carbon sinks such as forestry

The Plan promotes the development of renewable energy and the integration of a sustainable settlement strategy and transportation strategy. This will allow for a reduction in the amount of fossil fuels used which is one of the main contributors to greenhouse gases in Ireland.

1.3.3 Social Inclusion

Social inclusion is process which assists people to participate fully in life from an economic, social and cultural perspective. People can be excluded from society if they do not have equal access to services, facilities, resources and opportunities. The Council is committed to developing a more social inclusive society in County Wexford and the Plan focuses on promoting and facilitating social inclusion for everyone in the County. The Plan has identified target groups which include children and young people, carers, older people, people with disabilities, ethnic minority groups and the travelling community.

1.4 Format of the Plan

In accordance with Section 10(1) of the Act, the Development Plan sets out an overall strategy for the proper planning and sustainable development of the County. The Plan is set out as follows:

Volume 1 Written Statement

This constitutes the main body of the document outlining the vision, Core Strategy and objectives of the Plan. The Plan contains the mandatory objectives specified in Section 1.2 above and the discretionary objectives where relevant to the Plan. The written statement is accompanied by a set of maps which give visual representation to the policies and objectives in the Plan.

Volume 2 Record of Protected Structures

The Record contains the proposed list of Protected Structures. Some of these structures are currently protected, whilst others are being added to the Record. The structures are considered worthy of protection due to their special interest from an architectural, historical, archaeological, artistic, cultural, scientific, social and or technical perspective.

Volume 3 Landscape Character Assessment

The Landscape Character Assessment identifies the landscape character units in the County. It also identifies Landscapes of Greater Sensitivity within

these character units.

Volume 4 Retail Strategy

The Retail Strategy has been prepared in accordance with the Guidelines for Planning Authorities: Retail Planning (Department of Environment, Community and Local Government, 2012).

Volume 5 Wind Energy Strategy

The Wind Energy Strategy has been prepared in accordance with the Guidelines for Planning Authorities on Wind Energy Development (Department of Environment, Heritage and Local Government, 2006). It identifies areas where wind energy development is Acceptable in Principle, Open for Consideration or Not Normally Permissible and outlines the criteria that apply to each of these areas.

Volume 6 Housing Strategy

The Housing Strategy has been prepared in accordance with Part V of the Planning and Development Act 2000 (as amended).

Volume 7 Strategic Flood Risk Assessment

This document identifies the nature of flood risk in the County and outlines flood risk management objectives for inclusion in the Plan.

Volume 8 Environmental Report

This report identifies, evaluates and describes the likely significant effects on the environment of implementing the Plan and identifies appropriate mitigation measures.

Volume 9 Appropriate Assessment Screening

This report contains the results of the screening for Appropriate Assessment of the Plan.

1.5 Monitoring and Implementation

It is important for a Plan to be monitored to assess its effectiveness and to ensure the implementation of its objectives. Monitoring will identify issues with objectives and allow suitable corrective action to be taken. It will also identify whether the Plan remains consistent with national and regional policy, and where changes occur at national and/or regional level, advise whether the Plan should be varied as necessary to ensure consistency with these higher level plans.

In accordance with Section 15 of the Act, within two years of making the Plan, the Manager must give a report to Members of the Planning Authority on the progress achieved in securing the objectives in the Plan. The Planning Authority can take such steps within its powers as may be necessary for securing the objectives of the Plan.

The Development Plan Guidelines for Planning Authorities (Department of Environment, Heritage and Local Government, 2007) recommend that an annual monitoring and evaluation report is prepared. This report will facilitate the identification of any issues concerning the implementation of the Plan. It will inform the two-year review required by Section 15 of the Act. It will also inform the mandatory review of the existing Plan and preparation of a new Plan required by Section 11 of the Act, which must be commenced not later than four years after the making of the Plan.

The Council will establish a monitoring committee who will meet bi-annually. The committee will be comprised of:

- Director of Planning
- Senior Planner
- Senior Executive Planners
- Planning Strategic Policy Committee, which represents key stakeholder interests

1.6 National, Regional and Local 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 policy³. 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 for Ireland 2002-2020

The National Spatial Strategy (NSS) is a twenty year planning framework designed to achieve a better balance of social, economic, physical development and population growth between regions. The Strategy aims to develop the full potential of each Region so as to contribute to the optimal performance of the State as a whole - economically, socially and environmentally.

The NSS proposes that the national spatial structure is supported by a national transport framework providing an improved network of roads and public transport services, enhancing access and connections throughout the Country. This framework will be internationally connected through key points such as airports and ports. It also supports the development of enhanced energy and communications networks as they influence the location, timing and extent of development.

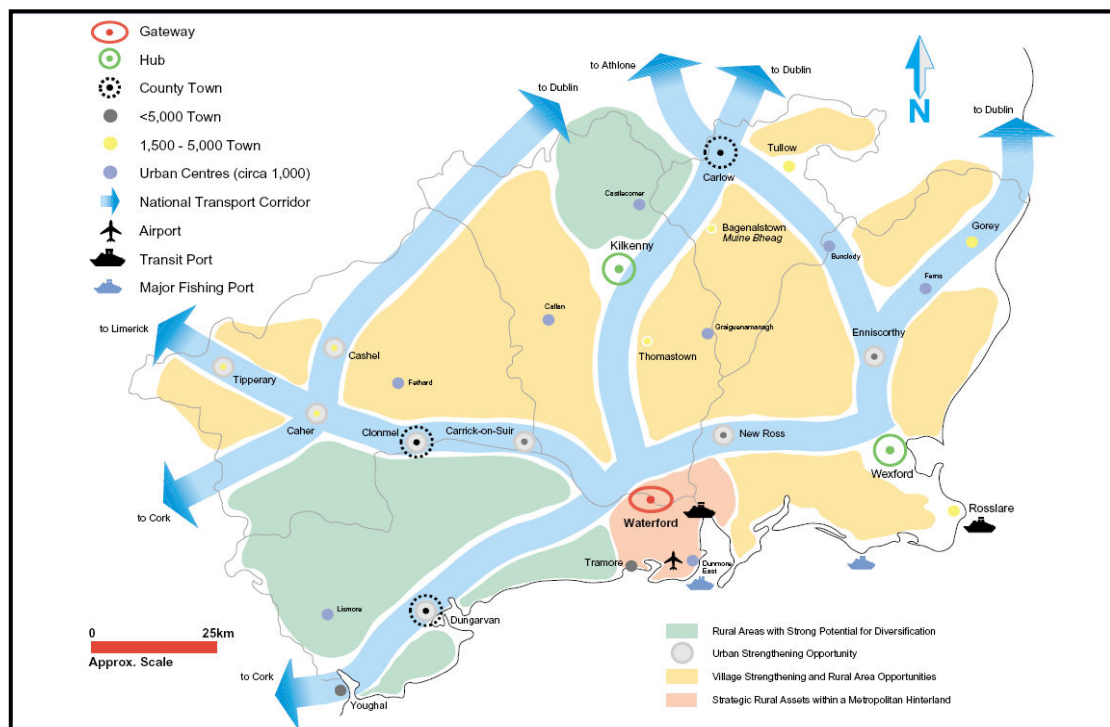
The NSS emphasises the need to renew, consolidate and develop the Country's existing cities, towns and villages by keeping them as physically

³ Implementing the National Spatial Strategy: 2010 Update and Outlook

compact and public transport friendly as possible, whilst also achieving a high quality of design in new development and refurbishment.

The NSS outlines the spatial development framework for the Country. It focuses on a system of Gateway cities supported by Hub towns. In the South-East Region Waterford City is the designated Gateway and will be supported by the Hubs of Wexford Town and Kilkenny City.

Map No. 1 South-East Region



Source: National Spatial Strategy

The NSS designated Wexford Town as a Hub as it is strategically located close to Rosslare Port and on the national road and railway networks. The town has substantial capacity for development and has various employment, retailing, services and administrative functions. The NSS indicates that Wexford Town has an important spatial role in establishing a “triangle of strength” in the South-East Region. This will lead to growth by providing a large and skilled population base, substantial capacity for additional residential and employment related functions and an improving transport

network, whilst smaller towns and villages throughout the Region will act as a focus for social and economic activity as well as residential housing.

The larger towns of Enniscorthy and New Ross are recognised as important urban centres. They provide good bases for population and services which will attract investment and employment activities additional to those that need to be located in or near the Gateway.

The NSS identifies Gorey as a town that traditionally served a prosperous agricultural hinterland and a town endowed with a townscape of high visual quality, compact form and a rich built heritage. It is considered an ideal location for residential and small and medium enterprise developments, building on the quality of life that the town has to offer.

The NSS recognises that a characteristic of the spatial structure of the South-East Region is the extensive network of villages throughout the Region which has developed with the support of a traditionally prosperous agricultural base. The stability and prosperity of these villages and their rural areas needs to be addressed in the context of falling farm-based employment. It is recommended that this can be done through the County Development Plan process and through initiatives which enhance the attractiveness of villages as residential areas and locations for other functions. It is also recommended that the more rural areas have the capacity to augment their established agricultural strength through specialist tourism attractions. The tourism attractions of the South-East Region provide a basis for local, regional and national packaging and promotional activities.

The NSS also recognises the long tradition of people living in rural parts of Ireland and identifies sustainable rural settlement as a key component of delivering more balanced regional development. The sustainable rural settlement policy framework set out in the NSS has four broad objectives:

1. Sustain and renew established rural communities and the existing stock of investment in a way that responds to the various spatial,

structural and economic changes taking place, while protecting the important assets rural areas possess.

2. Strengthen the established structure of villages and smaller settlements both to assist local economies and to accommodate additional population in a way that supports vitality of public transport and local infrastructure.
3. Ensure that key assets in rural areas such as water quality, the natural and cultural heritage and the quality of the landscape are protected to support quality of life and economic vitality.
4. Ensure that rural settlement policies take account of and are appropriate to local circumstances.

It is highlighted that within the overall objectives of this policy framework, more detailed rural settlement policies in County Development Plans and in local plans need to take account of:

- The specific character of rural housing demands in the area concerned, and
- The characteristics of the rural area and economy concerned which will vary between areas and regions

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 considered necessary. 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:

- Support employment and a return to an enterprise-led 'Smart Economy'.
- Complete a sustainable transport network, building on sustained

investment in recent years.

- Promote environmental sustainability with sustained investment in water services and energy efficiency together with habitat protection as a particular focus.
- Deliver sustainable communities through sustained investment in regeneration of existing disadvantaged areas and catching up on infrastructural deficits in areas that have developed rapidly in recent years.
- Harness the potential of rural areas including a more diversified rural economy and the potential of such areas to develop productive local economies and to deliver sustainable energy alternatives towards a less carbon intensive 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 over the plan period. 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.

The Plan sets out an investment programme for the South-East Gateway of Waterford City, which includes investment in improving road, rail and public transport links to the Hubs and other areas in the Region and to other regions. In the Hub towns, which include Wexford Town, investment is prioritised in areas including transport, broadband, water services infrastructure, education and training and economic linkages with surrounding rural areas.

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, building on those already in place under the first National Climate Change Strategy (2000), 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.

National Renewable Energy Action Plan

The EU Renewables Directive 2009/28/EC promotes the use of energy from renewable sources. It establishes the basis for the achievement of the EU's 20% renewable energy target by 2020. 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 was set a 16% target. The National Renewable Energy Action Plan sets out the Government's strategic approach and concrete measures to deliver this target which includes:

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

The Government is also looking beyond 2020 in terms of the significant opportunities to develop Ireland's abundant offshore renewable energy resources, including offshore wind, wave and tidal energy.

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 of this Plan 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.

National Heritage Plan 2002

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

National Biodiversity Plan 2002

The National Biodiversity Plan sets out actions for the promotion and delivery of biodiversity conservation at both national and local levels. Local Authorities have a key role in promoting biodiversity conservation and coordinating biodiversity issues at a local level. The Plan requires the preparation of Local Biodiversity Action Plans. These Action Plans aim to meet national and international targets for the conservation of biodiversity, address local priorities, provide a framework for the conservation of biodiversity at the local level and coordinate new and existing local biodiversity initiatives.

The second National Biodiversity Plan entitled Actions for Biodiversity 2011-2016 is currently at draft stage. It aims to build upon the achievements of the previous plan, focuses on actions that were not fully completed and addresses emerging issues. It includes further substantial actions to conserve biodiversity on a countrywide scale.

National Landscape Strategy

The European Landscape Convention, also known as the Florence Convention, promotes the protection, management and planning of European landscapes. The Convention was adopted by the Council of Europe in October 2000 and came into force in March 2004. Ireland signed and ratified

the Convention and must now implement some policy changes and objectives relating to landscape.

The preparation of a National Landscape Strategy is central to the implementation of the Convention. The Strategy is currently being prepared by the Department of Arts, Heritage and the Gaeltacht (DAHG). In September 2011 a public consultation paper on the issues to be considered in the preparation of the Strategy was published. It is intended that the Strategy will be put forward for consideration by the Government in 2012.

The aim of the Strategy will be to put in place a framework to achieve a balance between active management, forward planning and the protection of Ireland's internationally renowned landscape as a physical, economic and cultural asset. It will facilitate the development of:

- (a) Landscape character assessment within a national landscape framework, which will provide objective and consistent descriptions of Ireland's landscapes within a standardised format
- (b) Landscape planning and landscape management guidance and facilitatory tools for use with SEA, Environmental Impact Assessment (EIA) and Appropriate Assessment to improve land-use policies, forward planning and development management policies
- (c) Methods to establish the current state of the landscape through baseline research

A core objective of the Strategy is the sustainable management of change affecting landscape and not the preservation of the landscape at a particular point in its continuing evolution⁴.

Section 28 Guidelines

The preparation of the Plan must take account of the statutory obligations of Wexford County Council and any relevant policies or objectives of the Government or of any Minister of the Government. The Council is required to

⁴ Department of Arts, Heritage and the Gaeltacht (2011), A National Landscape Strategy- Strategy Issues Paper for Consultation

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). The preparation of the Plan has had regard to the following guidelines:

- Architectural Heritage Protection-Guidelines for Planning Authorities (2004)
- Architectural Heritage Protection for Places of Public Worship-Guidelines for Planning Authorities (2003)
- Childcare Facilities-Guidelines for Planning Authorities (2001)
- Provision of Schools and the Planning System-A Code of Practice for Planning Authorities (2008)
- Sustainable Urban Housing-Design Standards for New Apartments, Guidelines for Planning Authorities (2007)
- Sustainable Residential Development in Urban Areas-Guidelines for Planning Authorities (2008) and Best Practice Urban Design Manual (Companion document to the Sustainable Residential Development in Urban Areas Guidelines) (2009)
- Development Plans – Planning Guidelines for Planning Authorities (2007)
- Development Management-Planning Guidelines for Planning Authorities (2007)
- Retail Planning Guidelines-Guidelines for Planning Authorities (2005)
- The Planning System and Flood Risk Management-Guidelines for Local Authorities (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 (2004)
- Landscape and Landscape Assessment –Guidelines for Planning Authorities, (2000)
- Telecommunications Antennae and Support Structures (1996)
- Wind Energy-Guidelines for Planning Authorities (2006)
- Sustainable Rural Housing-Guidelines for Planning Authorities (2005)

- Quarries and Ancillary Activities-Guidelines for Planning Authorities (2004)
- Section 261A of the Planning and Development Act 2000 and related provisions-Guidelines for Planning Authorities (2012)
- Spatial Planning and National Roads-Guidelines for Planning Authorities (2012)

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

The South-East Region covers counties Wexford, Carlow, Kilkenny, South Tipperary, Waterford and Waterford City. The South-East Regional Authority is the statutory authority covering these areas. The Planning and Development Act 2000 (as amended) requires Regional Authorities to make planning guidelines for their region and to review the guidelines at least every 6 years. The current guidelines for the South-East Region were adopted on the 26 July 2010 and are operational for the period 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 SERPGs incorporate high level policies which will inform and advise local authorities in the preparation and review of their respective Development Plans and provide clear integration of planning and development policy at national, regional and local level.

The SERPGs have taken account of key issues affecting the development of the Region, such as population and settlement, economic and employment trends, industrial and commercial development, transportation, water supply and waste water facilities, energy and communications, education, healthcare, community facilities and environmental protection.

The key objectives of the SERPGs are:

- Combine the strengths of the cities and towns in the Region to achieve sufficient critical mass to compete with larger urban centres in other

regions

- Progress towards an accessible Region with efficient and fully integrated transport systems
- Broaden and strengthen the economic base of the Region and seek to achieve innovation and enterprise in indigenous and emerging industry sectors, such as green/renewable energy, and greater economic competitiveness and growth
- Provide for world class higher education, research and development and links to the knowledge economy
- Tackle inequality, educational disadvantage and social deprivation by providing improved public services and social and community infrastructure
- Maintain the character and vitality of rural areas and conserve the Region's characteristic landscape and heritage assets
- Promote and support the creation of a more sustainable self-sufficient Region with greater use of renewable resources and development of regional food supplies.

The Settlement Strategy in the SERPGs sets out the target population for the Region and each of its main settlements. The Strategy also sets out the settlement hierarchy for the Region, reinforcing the NSS designation of Waterford City as the Regional 'Gateway' and Wexford Town and Kilkenny City as the Hubs. The SERPGs designate the towns of New Ross, Enniscorthy and Gorey as 'Larger Towns'. These towns are considered to be good locations for economic development. The SERPGs suggest that these larger towns should be:

1. Targeted for growth, or
2. Where the towns have already experienced high levels of population growth, the objective should be 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 also designate Bunclody/Carrickduff and Castlebridge as District Towns, as these towns perform an important role in driving the development of particular spatial components of the overall Region.

The Region has a high proportion of its population living in rural areas. Whilst seeking to achieve balanced regional development, the SERPGs support sustainable rural settlement. The SERPGs acknowledge that there are different issues facing rural areas across the Region. It recommends that each of the constituent County Councils categorise different rural area types within their Counties and adopt housing policies specifically designed to address local issues rather than adopting a single policy of the County as a whole.

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. The South-East Waste Management Region commenced an evaluation of the Plan in January 2012. Consequent to this evaluation, the Plan will be revised or replaced as necessary to comply with the Waste Framework Directive (2008/98/EC) transposed through the European Communities (Waste Directive) Regulations 2011 (S.I. 126 of 2011). The evaluation process must be completed by the end of December 2012.

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. Wexford County Council, through this Plan, is committed to achieving the

aims and objectives of the Water Framework Directive by implementing the specified measures.

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

The South-East Regional Authority, in conjunction with Sustainable Energy Ireland and a wide range of local stakeholders in the Region, prepared a Bioenergy Implementation Plan. The primary aim of this Plan is to promote the sustainable deployment of bioenergy within the Region. The implementation of the Plan will significantly increase the production and consumption of energy from biomass in the Region. The achievement of the targets 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.

Wexford County Development Board

Wexford County Development Board has been recognised as a key mechanism for the development of the County since its establishment in 2000. The Board's members are from a variety of sectors including local government, the state sector, local development agencies and the community and voluntary sectors. The role of the Board is to:

- Increase co-operation between members
- Highlight issues of concern within the County
- Avoid duplication in service delivery
- Improve services in areas where there are gaps
- Implement an economic and social plan for the County.

The work of the Board is underpinned by two strategies:

- Action for Change-Wexford County Development Board Strategy 2009-2012
- Positioning Wexford for the Upturn - Towards Sustainable Growth and Development

Action for Change-Wexford County Development Board Strategy 2009-2012 is the third strategy in the Board's ten-year plan for the economic, social and cultural development of the County. The Strategy is based on three core themes: Action for Employment, Action for People and Action for Living. It includes objectives to encourage business development and job creation, promote civic participation, co-ordinate County Wexford's response to climate change and develop a Recreation Strategy.

Positioning Wexford for the Upturn - Towards Sustainable Growth and Development was produced by the Board in April 2010. The main objective of this document is to set out an economic strategy to position Wexford for the upturn in the economy. The report was drawn up with the full engagement of local stakeholders and 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 (a collective term used to describe the pharmaceutical, biotechnology and medical devices and diagnostics sectors)
- Food
- Sustainable Construction

In the case of each of these pillars both medium term measures and immediate actions have been identified. Underlying these pillars are four enabling measures intended to under-pin the success of the strategy:

- Greening Wexford
- Giving Wexford a face-lift
- Improving and exploiting the County's transport infrastructure
- Telling Wexford's story more effectively

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.

Chapter 2 Demographic and Socio-Economic Profile

2.1 Introduction

Wexford is located in the south-east corner of Ireland and is a constituent part of the South-East Regional Authority. It is a maritime county, with a coastline that extends to approximately 246 km. Its distinctive landscape is one of rolling countryside to mountains, from the Hook Peninsula on the south-west coast, the slob lands in the east, the Slaney and Barrow river valleys to the foothills of the Blackstairs Mountains in north-west of the County.

The County has a land area of approximately 236,527 ha. It has four main towns. Wexford and New Ross are located in the south and west of the County, while the towns of Enniscorthy and Gorey support the northern part of the County. The County has a strong network of smaller towns, villages and rural settlements which support the County's rural population.

2.2 Population and Settlement Trends

The results of Census 2011 indicate that the population of County Wexford has grown to 145,320 persons. This represents an increase of 13,571 persons on the Census 2006 population figures and signifies the highest growth rate (10.3%) in the South-East Region.

In the period 2006 to 2011, the County experienced the highest rates of natural increase and net migration in the South-East Region. Over half of the net migration to the South-East Region was concentrated in County Wexford and 48.3% of the increase in population in County Wexford (6,544 persons) is due to net inward migration.

2.2.1 Population Change

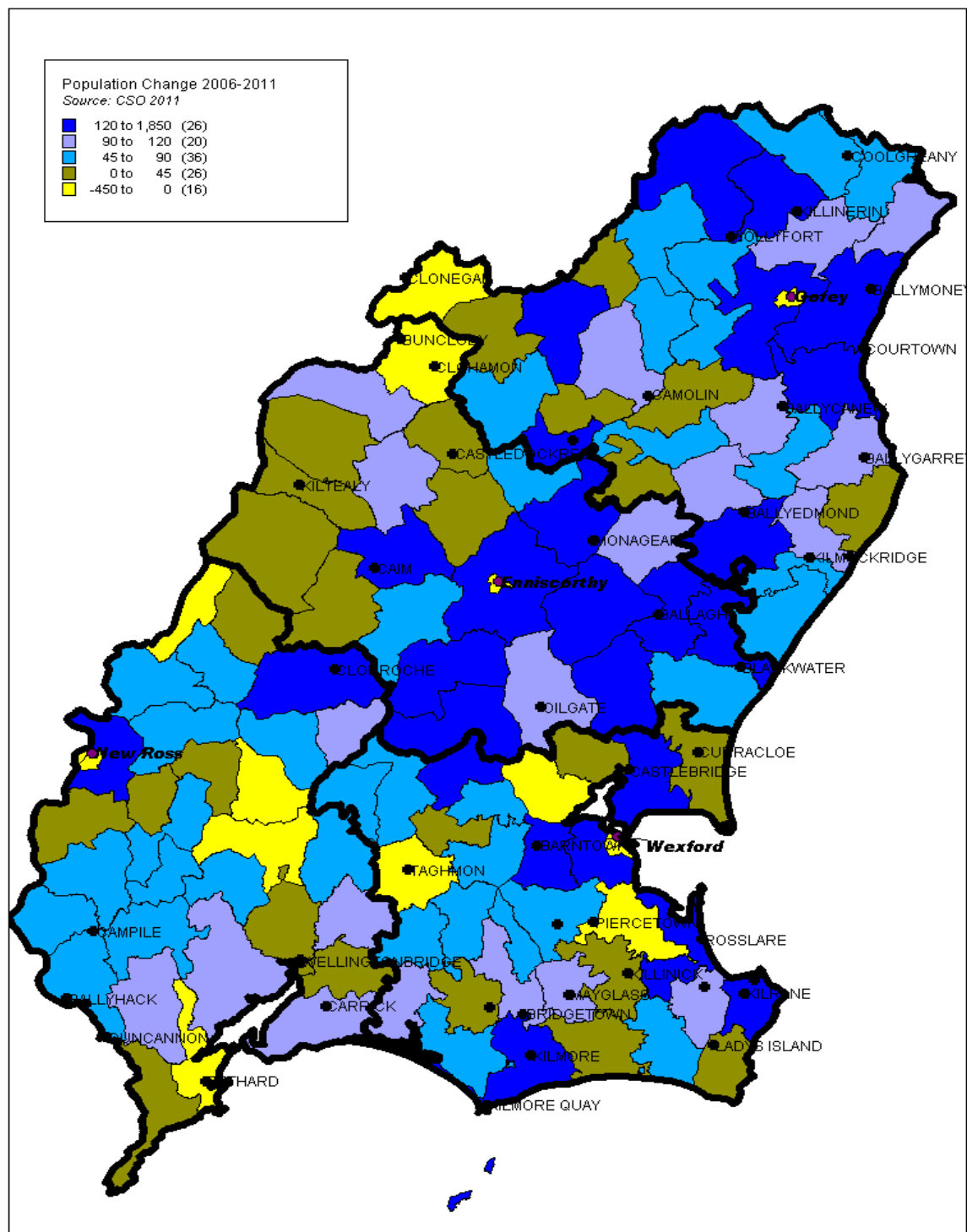
Map No. 2 illustrates the actual change in population with considerable population increases across the County, particularly around the wider Enniscorthy and Gorey areas. Many of the Electoral Divisions (EDs) increased

by more than 15%. The average increase across the County was 10.3%. Map No. 3 shows the increases experienced in each ED.

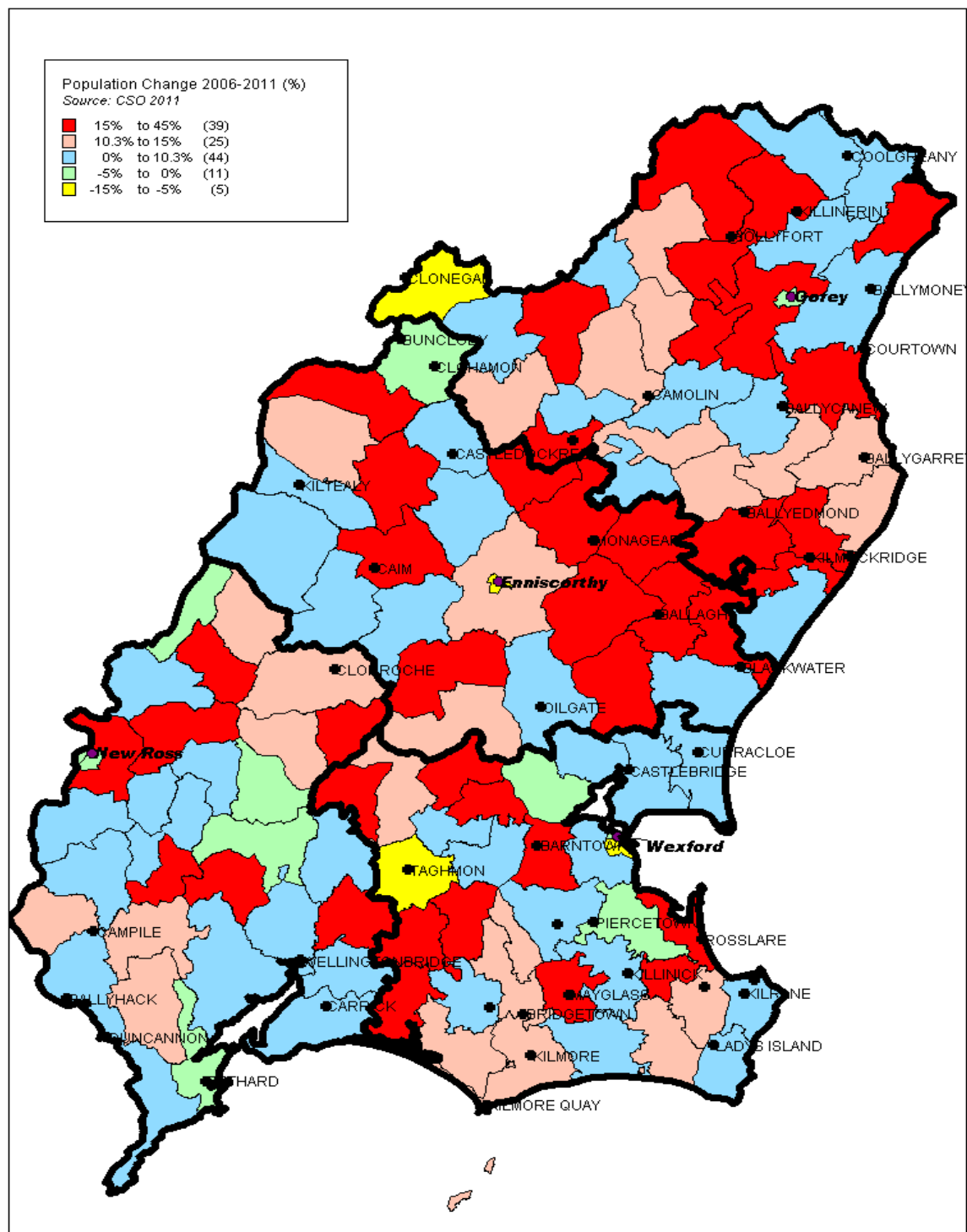
Many of the County's EDs decreased in population, however the decreases were not significant. The EDs of Taghmon, Kilpatrick and Drinagh in the south of the County and Moyacomb and Newtownbarry (Bunclody) in the north of the County decreased in population. In the west of the County, the EDs of Newbawn, Fethard, Carrickbyrne and Barrack Village experienced population decline.

The recent boundary extension to the functional area of Wexford Borough resulted in a significant increase in its population, with a population of 19,918 persons recorded in Census 2011. Three of the County's main urban areas experienced population decline during the period 2006-2011. Enniscorthy Town decreased from 3241 persons to 2842 persons (-12.3%), New Ross Town decreased from 4677 persons to 4552 persons (2.7%) and Gorey Urban ED had a slight decrease from 3479 persons to 3470 persons (-0.3%).

Map No. 2 Population Change by ED 2006-2011



Map No. 3 Percentage Population Change by ED 2006-2011



2.2.2 Population Density

Population density gives an indication of the population's disbursement across an area. It is measured by calculating the number of persons per square kilometre. The population density of an ED gives a good indication of the

spread of population within the County, irrespective of the size of each ED. Map No. 4 shows the population density across County Wexford in 2011. The County's four main towns show high population density. The wider Wexford area shows areas of high population density, spreading south along the coast. Barrack Village is the only ED in the County with a population density less than 10 persons per square kilometre.

2.2.3 Age Profile of County Wexford

The age profile of a county places varying demands on public service provision including childcare, education facilities and healthcare. The analysis of the age profile of the County's population is used to focus the delivery of these services and other services such as housing. Table No. 1 compares the age profile in the County recorded by Census 2006 and Census 2011. The majority of the age groups have increased. There is a notable exception in the 20-24 age group and males in the 25-29 age group. These groups have experienced noticeable declines, which is being largely attributed to outmigration in search of work.

Map No. 4 Population Density: Persons per Kilometre 2011

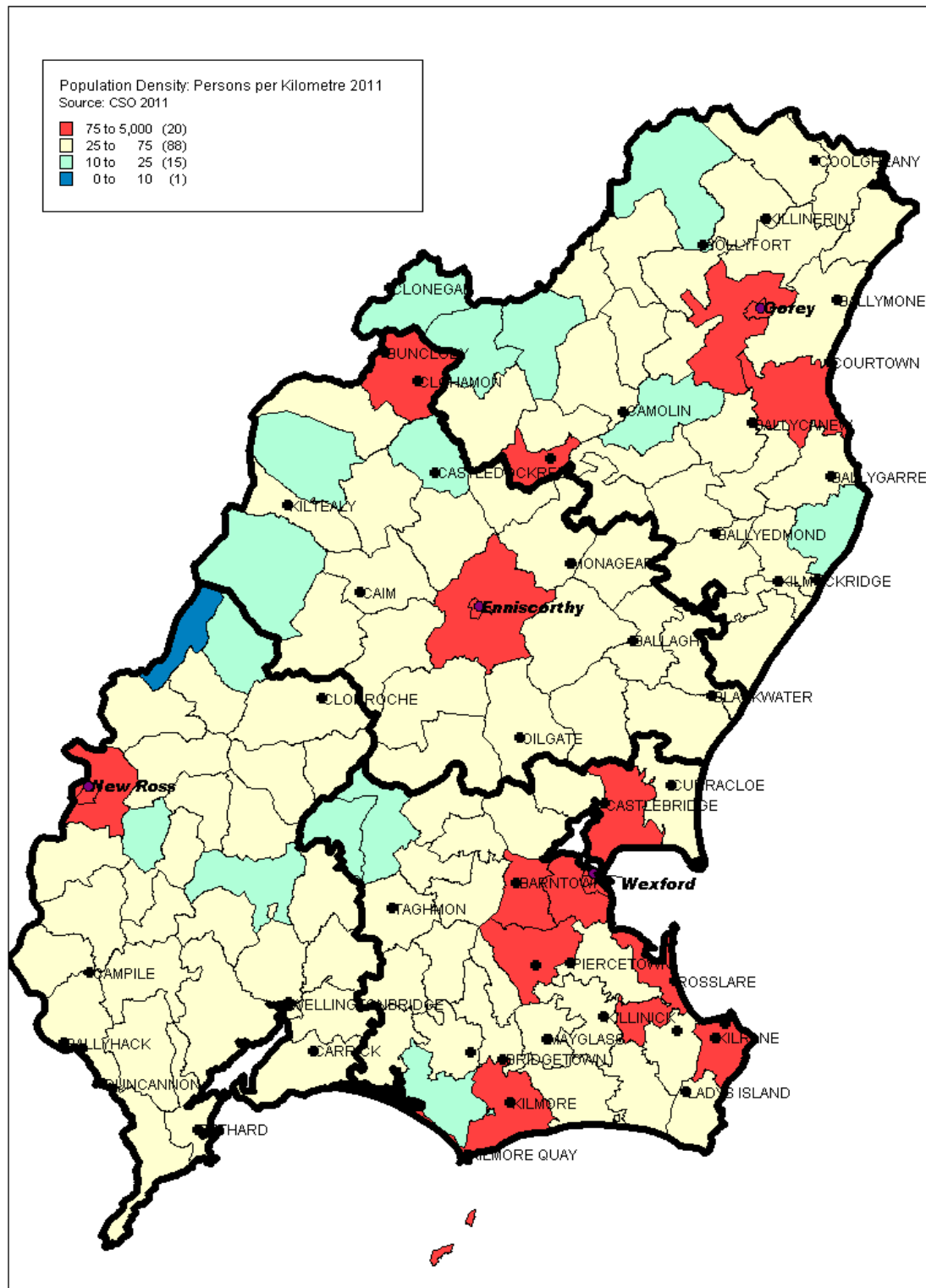


Table No. 1 Age Profile of County Wexford's Population in 2006 and 2011

Age Group	Census 2006			Census 2011		
	Males	Females	Total	Males	Females	Total
All ages	66,070	65,679	131,749	71,909	73,411	145,320
0-4	5,191	4,834	10,025	5,877	5,662	11,539
5-9	4,999	4,859	9,858	5,728	5,297	11,025
10-14	4,707	4,648	9,355	5,318	5,182	10,500
15-19	4,512	4,310	8,822	4,500	4,526	9,026
20-24	4,462	4,246	8,708	3,811	3,988	7,799
25-29	4,947	4,890	9,837	4,565	5,064	9,629
30-34	5,086	4,994	10,080	5,380	5,792	11,172
35-39	5,206	5,028	10,234	5,516	5,573	11,089
40-44	4,870	4,898	9,768	5,420	5,395	10,815
45-49	4,388	4,330	8,718	4,997	5,105	10,102
50-54	3,859	3,753	7,612	4,503	4,502	9,005
55-59	3,670	3,515	7,185	3,984	3,922	7,906
60-64	3,128	3,095	6,223	3,690	3,656	7,346
65-69	2,562	2,478	5,040	3,084	3,088	6,172
70-74	1,966	2,069	4,035	2,382	2,403	4,785
75-79	1,333	1,547	2,880	1,651	1,819	3,470
80-84	767	1,193	1,960	917	1,273	2,190
85+	417	992	1,409	586	1,164	1,750

2.2.4 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 is 54.8% which has increased from 51.1% in Census 2006. 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.

2.2.5 Household Patterns

The changing nature of household patterns is an important consideration for the Plan. In 2002, there were 38,011 households in County Wexford and the average household size was 3 persons per household. In 2006, the number of households had increased to 45,566 but the average household size was 2.85 persons per household. This trend was repeated in Census 2011 with the number of households increasing to 52,652 and a continuing decrease in the average household size to 2.7 persons. The continuing trend towards smaller household size has implications for the type, location and size of housing units required.

2.3 Economic Profile of County Wexford

The current economic climate presents significant challenges in planning economic growth for the County. It is recognised that the economy in Wexford has changed, and that the Plan must incorporate objectives that support and facilitate the changing economic profile of the County.

Census 2006 recorded 56,011 persons 'at work' compared to 45,249 persons in 2002. The preliminary Census 2011 results provide no information on the numbers at work, socio-economic or occupational status. There is no doubt that the numbers at work is now significantly lower, particularly when the stark live register figures for County Wexford are considered. Wexford had a high number of people employed in the construction sector, and so, the collapse of this sector has contributed to the County's significant rate of unemployment.

2.3.1 Socio-Economic Profile

In 2006 the County had a higher amount of people employed in farming, agriculture and unskilled labour compared to the State averages. The County had significantly lower amounts of Higher Professionals (2.9%) and Lower Professionals (8.1%) than the State averages of 5.8% and 10.7% respectively. Table No. 2 details the socio-economic groups in County Wexford and the State in 2006.

Table No. 2 Socio-economic groups in the County and the State, 2006

	Co. Wexford		State	
Socio-economic Group	No.	% Total	No.	% Total
Employers & managers	19,762	14.3%	650,552	15.3%
Higher professionals	4,609	2.9%	245,170	5.8%
Lower professionals	12,185	8.1%	451,865	10.7%
Non-manual	25,615	16.4%	818,573	19.3%
Manual Skilled	16,186	11.5%	429,779	10.1%
Semi-skilled	12,163	8.8%	355,441	8.4%
Unskilled	6,439	6.2%	159,904	3.8%
Own account workers	7,132	6.0%	180,500	4.3%
Farmers	7,660	8.8%	166,864	3.9%
Agricultural Workers	1,742	2.1%	27,407	0.6%
All others	18,256	14.9%	753,793	17.8%
Total	131,749	(100%)	4,239,848	(100%)

Source: CSO

2.3.2 Occupational Status

In 2006, the highest proportion of the County's workforce was employed within the Clerical, Managing and Government (14.7%) and the Sales and Commerce (13.8%) sectors. The dependence of County Wexford on the Building and Construction sector was also evident with 13.2% working in this

sector compared to the State average of 8.8%. While the amount of people employed in the agriculture sector continues to decrease, the proportion of the workforce involved in farming, fishing and forestry in 2006 was still higher in the County (6.9%) compared to the State (4.3%). Table No. 3 provides details of the occupational status of County's workforce and the State's workforce in 2006. It is expected that the 2011 Census will show a shift in the breakdown of this occupational status.

Table No. 3 Occupational Status for County Wexford and the State 2006

	Co. Wexford		State	
Occupation	No.	% Total	No.	% Total
Farming, fishing and forestry	4,175	6.9%	88,414	4.3%
Manufacturing	8,084	13.3%	245,234	11.8%
Building and construction	8,004	13.2%	183,429	8.8%
Clerical, managing and government	8,955	14.7%	365,670	17.6%
Communication and transport	3,381	5.6%	114,919	5.5%
Sales and Commerce	8,406	13.8%	284,164	13.7%
Professional, technical and health	7,703	12.7%	342,414	16.5%
Service	7,159	11.8%	224,964	10.8%
Other	4,898	8.0%	230,918	11.0%
Total	60,765	(100%)	2,080,126	(100%)

Source: CSO

2.3.3 Live Register

The Live Register is not a measure of unemployment as it includes those working on reduced hours or casual workers. However, it can be used to indicate current employment trends and areas of unemployment in the County. Table No. 4 illustrates the numbers signing on the Live Register in April 2007 (when the last Development Plan was made) and April 2012. The

figures in this table present the enormity of the economic challenges now facing the County.

Table No. 4 Live Register for County Wexford

Office of Registration	Number of People signing on the Live Register	
	April 2007	April 2012
Wexford	2,463	6,891
New Ross	1,189	3,346
Enniscorthy	1,721	4,782
Gorey	1,214	4,110
Total	6,587	19,129

Source: CSO Live Register Additional Tables

Chapter 3 Core Strategy

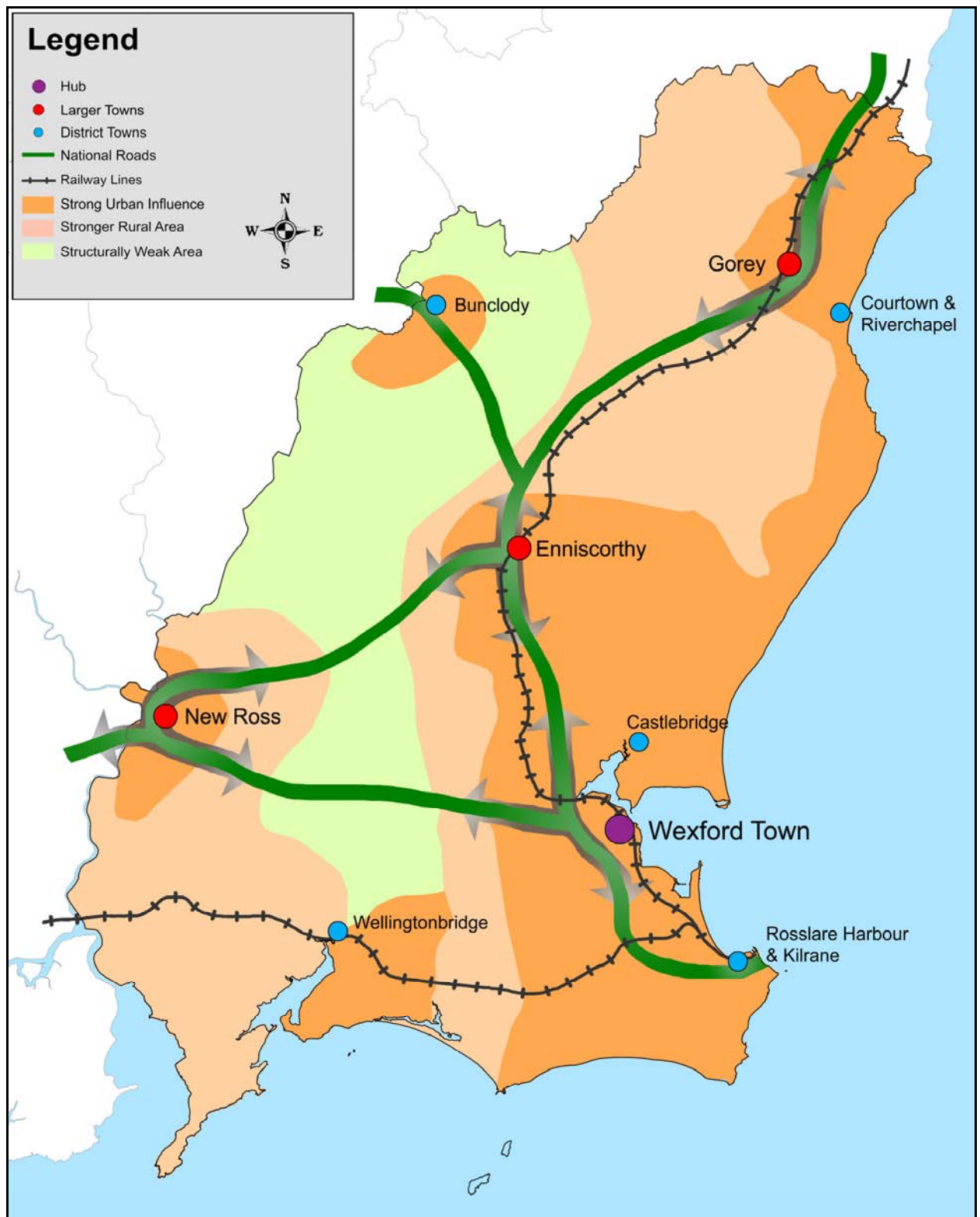
3.1 Introduction

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

The Core Strategy will:

- (a) Set out the vision of the County and the strategic aims to deliver this vision.
- (b) Provide details on how the Plan and the Housing Strategy are consistent with the NSS and the SERPGs.
- (c) Take account of any policies of the Minister in relation to national and regional population targets.
- (d) Set out the Settlement Strategy and Settlement Hierarchy for the County and allocate population targets for the towns, villages and rural areas in the hierarchy.
- (e) Provide details of the quantum and potential housing yields of existing residential zoned land in the County and proposals to align the existing quantum of land with the population targets.
- (f) Provide details of the national and regional network and the inter-urban and commuter rail routes in the County.
- (g) Provide detail on rural areas in the accordance with the Government's Sustainable Rural Housing Guidelines.
- (h) Provide information to show that the retail objectives in the Plan comply with the Retail Planning Guidelines.
- (i) Set out the objectives for achieving the Settlement Strategy.

Map No. 5 Core Strategy Map



The Core Strategy Map (Map No. 5) is a diagrammatic map which illustrates the main settlements, existing road and rail routes and designated rural areas in the County. The Core Strategy is aligned with, and supported by, the Economic Development Strategy (Chapter 6), Transportation Strategy (Chapter 8), the Retail Strategy (Volume 4), the Housing Strategy (Volume 6) and the rural housing policies (Chapter 4).

3.2 A Vision for County Wexford

The Wexford County Development Board's document Positioning Wexford for the Upturn-Towards Sustainable Growth and Development defines its vision for the County as "Green-Smart-Sustainable". The Plan supports this vision and the strategies and objectives in the Plan seek to develop a County:

- Where people want to live, work and play
- Which offers high quality sustainable employment opportunities and residential developments
- With high quality urban and rural environments supported by excellent sustainable physical and social infrastructure
- Which values its natural environment, built and cultural heritage

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

- Promote the balanced and sustainable development of the urban and rural areas of the County for a range of residential, services and employment opportunities.
- Broaden and strengthen the economic base of the County by encouraging the sustainable growth of employment, enterprise and economic activity, and in particular facilitate innovation and enterprise in indigenous industries.
- Continue to develop the role of tourism and the development of a high quality and diverse tourism product throughout the County in a balanced and sustainable manner.
- Develop an integrated Transport Plan for the County which will deliver local transport links, provide safe and efficient road and rail access

within the County and to other regions. This, in turn, will facilitate improved public transport provision and reduce the distance that people need to travel to work, school, services and recreational facilities.

- Promote the development of viable and vibrant town and village centres across the County that provide shopping services of appropriate scale to serve their communities and rural hinterlands, while supporting and enhancing the scale, mix and attractiveness of the retail offer in the Hub of Wexford Town and the Larger Towns of New Ross, Enniscorthy and Gorey.
- Facilitate the provision of high quality housing in a range of locations to meet the needs of the County's population, with particular emphasis on facilitating access to housing to suit different household and tenure needs in a sustainable manner and in appropriate locations.
- Protect and enhance the County's rural assets and recognise the housing, employment, social and recreational needs of those living and working in rural areas.
- Protect, conserve and enhance the County's built, natural and cultural environment through promoting awareness, and good quality urban and rural design.
- Protect and develop the County's water and wastewater infrastructure, integrating their provision with the County's overall land use strategies whilst having regard to environmental responsibilities and complying with European and national legislation.
- Facilitate the provision of, and improvements to, social and recreational infrastructure and provide access to new and existing community facilities throughout the County for all its residents.
- Promote the balanced and sustainable development of the urban and rural areas of the County for a range of residential, services and employment opportunities.
- Protect and enhance the County's unique natural heritage and biodiversity, while promoting and developing its cultural, educational and eco-tourism potential in a sustainable manner.

- Manage the challenges of climate change including flooding and sea level rise.
- Develop an integrated and coherent Green Infrastructure Strategy for the County which will allow for the protection, provision and management of the County's green spaces, in tandem with plans for growth and development.
- Harness the County's natural resources in a manner that is compatible with the sensitivity of rural areas, the existing quality of life, and the protection and enhancement of the County's natural heritage and biodiversity.

3.3 Compliance with the National Spatial Strategy and Regional Planning Guidelines for the South-East Region 2010-2022

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

- The settlement objectives and population targets for the County come directly from the NSS and the SERPGs.
- The Plan focuses on developing the role of Wexford Town as a Hub through the targeted investment in transport links and other socio-economic infrastructure such as water services and education and serviced business locations will be required to facilitate the achievement of critical mass in the Hub.
- The Settlement Strategy focuses on developing population centres along the County's existing transportation network so as to provide critical mass to support the maintenance and further development of the network, and in the case of the Rosslare-Waterford railway, provide the critical mass and demand for re-opening of the railway line in the future, which would be to the benefit of the County and the Region.
- The critical enabling investment priorities for the Region identified by the SERPGs have been incorporated into the Plan. These are to:
 - develop the smart economy
 - improve transport infrastructure and services

- deliver first class energy and communications
- foster urban regeneration and improved quality of life
- fully implement the Joint Waste Management Plan for the South-East Region.

3.4 Settlement Strategy

The Settlement Strategy sets out the development framework for the County, giving spatial expression to the population distribution and settlement hierarchy. It also defines the role of the settlements. The Strategy aims to further develop the County's strong network of settlements, which will support the balanced development of the County's urban and rural areas. The Strategy also serves to provide strategic direction for the management of future growth and investment in infrastructure across the County.

The Settlement Strategy has been informed and influenced by:

- The settlements designated by the NSS and the SERPGs
- Existing and planned transport and accessibility links and the respective opportunities and challenges which these links present for the County
- The need to capitalise on recent and planned investment in physical infrastructure including wastewater treatment facilities and water supply
- Existing and planned social infrastructure including schools, childcare, community facilities, retail and commercial services
- Protection of the County's natural heritage, in particular the likely impacts of development on Natura 2000 sites
- The need to minimise the level of flood risk to people, property, business, infrastructure and the environment by identifying existing and potential future flood risk.

3.4.1 Settlement Hierarchy

The settlement hierarchy centres on developing the role of Wexford Town as the Hub, supported by the County's other three larger towns New Ross Town, Enniscorthy Town and Gorey Town. The next level District Towns will play an

important role in the achieving the balanced spatial development of the County and Region. These towns have well-developed services, good transport links and community facilities and have the capacity to accommodate additional growth subject to investment in physical infrastructure. The network of smaller villages and rural settlements will have a more limited role. These areas provide important services for local communities and their rural hinterlands.

3.4.2 Compliance with National and Regional Population Targets

The distribution of population growth within the Region is a key instrument in achieving balanced regional development. The Regional Development Strategy in the SERPGs provides a framework for the co-ordination and distribution of future population growth in the South-East Region during the period 2010-2022. Population and housing growth targets are set out for the overall Region, its constituent counties and each of the main settlements therein.

The population targets are based on the National Population Projections and Regional Population Targets 2010-2022 issued by the Department of Environment, Heritage and Local Government (DEHLG) in January 2009 and Gateway and Hub Population Targets issued by the DEHLG in October 2009. These population targets have been incorporated into the Plan and will be incorporated into the relevant Town Development Plans and Local Area Plans.

The population targets for each Local Authority and the main settlements in the Region are set out in Table No. 6 and Table No. 7.

Table No. 5 County Wexford Settlement Hierarchy

Settlement Type	Settlement
Hub	Wexford Town
Larger Towns	Enniscorthy New Ross Gorey
District Towns	Bunclody Rosslare Harbour and Kilrane Castlebridge Courtown and Riverchapel Wellingtonbridge
Strong Villages	Kiltealy Taghmon Bridgetown Rosslare Strand Clonroche Campile Coolgreaney Ferns Kilmuckridge
Smaller Villages and Rural Settlements	All remaining villages and rural settlements
Open Countryside	All open countryside outside of the designated settlements.

Table No. 6 Population Targets for Each Local Authority Area in the Region

Local Authority Area	2006	2010	2016	2022
Wexford	131,749	146,139	156,065	166,083
Waterford City	45,748	48,500	51,000	55,000
Kilkenny	87,558	96,872	105,598	111,903
Carlow	50,349	56,155	59,451	63,536
South Tipperary	83,221	91,302	96,863	104,483
Waterford County	62,213	68,932	73,223	79,495
Total	460,838	507,900	542,200	580,500

Source: SERPGs

Table No. 7 Population Targets for Main Settlements

Main Settlements	2006	2010	2016	2022
Wexford Town	18,163	21,000	23,500	26,700
Waterford City and Environs	49,213	52,500	56,500	62,500
Kilkenny City	22,179	24,000	25,800	28,200
Carlow Town	20,724	22,216	23,768	25,000
Clonmel	17,008	20,750	23,000	25,000
Dungarvan	8,362	10,000	11,600	13,400

Source: SERPGs

3.4.3 Allocation of Population Targets

The population and growth targets for the period 2010-2022 for the County and for Wexford Town are set by the SERPGs. The plan period falls mid-way in this period and these figures have been adjusted accordingly. The Planning and Development (Amendment) Act 2010 and the Guidance Note on Core Strategies (DEHLG, 2010) require that County Development Plans include details of the proposed future distribution of population within the plan area

within the framework of the settlement hierarchy. The future distribution of population in the County is shown in Table No. 8.

Table No. 8 Allocation of Population in County Wexford 2013-2019

Settlement Type	Settlement Name	2011	2013	2016	2019	2022
County		145,320	149,618	156,065	161,074	166,083
Hub	Wexford Town	20,072	21,443	23,500	25,100	26,700
Larger Town	Enniscorthy	10,838	11,411	12,271	12,939	13,607
	New Ross	7,887	8,460	9,320	9,988	10,656
	Gorey	9,114	9,687	10,547	11,215	11,883
District Towns	Bunclody	1,570	1,633	1,727	1,821	1,915
	Castlebridge	1,726	1,760	1,813	1,860	1,908
	Courtown and Riverchapel	4,570	4,661	4,801	4,925	5,053
	Rosslare Harbour and Kilrane	1,662	1,723	1,815	1,906	1,998
	Wellingtonbridge	219	241	274	307	340
Strong Villages, Smaller Villages and Rural Areas		87,662	88,599	89,997	91,013	92,023

It should be noted that the 2011 population figures for Rosslare Harbour and Kilrane, Courtown and Riverchapel and Wellingtonbridge are estimates. This is because the areas included in the 'Census Town' do not coincide with the actual built up area in the cases of Courtown, Rosslare Harbour and Kilrane and because there is no figure available for Wellingtonbridge.

The allocation of the 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 for the County and the strategic aims contained in Section 3.2. The detailed analysis included:

- Demographic analysis and population projections
- The hierarchy and role of the settlement in the NSS and SERPGs
- The objectives for the settlement as outlined in the SERPGs
- The location of the settlement and its ability to assist in achieving the aims of the Core Strategy such as the objective
- Infrastructural and environment capacity
- The ability of the settlement to accommodate development having regard to the Strategic Environmental Assessment Directive (2001/42/EC), the Habitats Directive (92/43/EEC) and the Water Framework Directive (2000/60/EC).

Population projections were prepared to ensure that the population being allocated to any settlement was reasonable having regard to its existing demographic structure (e.g. young population). However, the eventual decision on how to allocate population to the settlement hierarchy was made for strategic reasons based on the proposed role and function of the settlement and the factors outlined above.

Hub

The population of Wexford Town is set by the SERPGs and represents 19.3% of population growth over the period 2011-2016 and 31.9% over the period 2016-2022. This has been adjusted to relate to the period of the Plan.

Larger Towns

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) has been allocated to the three Larger Towns: Enniscorthy, New Ross and Gorey.

The SERPGs state that New Ross has been targeted for growth having regard to its strategic location, capacity for growth and potential to deliver on the core objectives of critical mass and balanced regional development. It is stated that New Ross is ideally placed to support the strengthening of critical mass within the catchment of the Regional Gateway: Waterford City.

With regard to Enniscorthy and Gorey the SERPGs states that these towns have recently experienced high levels of population growth and that they will continue to be attractive locations for new residential development. However, it is cautioned that care must be taken to ensure the continued expansion of these urban areas is regulated to ensure that community, social and retail developments keep pace with recent rapid phases of mainly residential development.

While the SERPGs indicate that New Ross should be targeted for growth, analysis of population components indicates that growth is more likely to take place in Enniscorthy and Gorey. In order to balance the need to ensure that the objectives of the SERPGs are met with the population components of the respective towns, it is considered reasonable to allocate an equal portion of the County's population growth over the period of the Plan to each of the three towns.

District Towns

The District Towns were selected based on either inclusion in the SERPGs as District Towns or their strategic location having regard to transport infrastructure and the need to ensure a balanced distribution of strong settlements throughout the County.

Rosslare Harbour and Kilrane and Bunclody have been targeted for the highest proportionate share of growth having regard to their strategic location and available physical and social infrastructure. Rosslare Harbour and Kilrane also offers potential for employment and economic related growth associated with Rosslare Europort.

Castlebridge and Courtown have been chosen based on inclusion in the SERPGs and size respectively. It is considered that growth in these areas should be more limited and that new development should seek to consolidate the existing settlements.

Wellingtonbridge has been selected based on its strategic location on the (now closed) Rosslare-Waterford railway line and the large rural catchment that would be served by the long term development of this settlement. However, given its small population base it is considered that the pace of growth must be controlled and population has been allocated accordingly.

3.4.4 Housing Land Requirements

Table No. 9 sets out the population allocation for the County and the amount of housing land and number of household units required to facilitate the target population for each settlement. An assessment of existing residential zoned land in the County was carried out to determine the amount and the number of units which could be provided on these lands. The analysis related to the three Town Development Plans and five Local Area Plans currently in force in the County. These are listed in Table No. 10.

Table No. 9 Core Strategy Population Allocation and Housing Land 2011-2019

	Core Strategy Population Allocation ¹	Housing Requirement (Ha) ²	Housing Yield (Units) ³	Existing Zoning (Ha) ⁴	Housing Yields (Units) ⁵	Shortfall/ Excess (Ha) ⁶
County (Total)	15,754	787.49	9,344.1	1,118	22,360	+330.51
Wexford Town	5,028	180.68	2,409.11	398	7,960	+217.32
Larger Towns						
Enniscorthy	2,101	92.75	1,060.04	379	7,580	+286.25
New Ross	2,101	87.12	995.75	39	780	-48.12 ⁷
Gorey	2,101	89.46	1,022.48	121	2,420	+31.54
District Towns						
Buncloody	251	11.61	132.63	75.5	1,510	+63.89
Castlebridge	134	7.91	90.16	NA	NA	NA
Rosslare Harbour and Kilrane	244	11.55	131.9	11.8	236	+0.25
Courtown	355	20.95	238.78	NA	NA	NA
Wellingtonbridge	88	3.44	39.28	NA	NA	NA
Strong Villages, Smaller Villages and Rural Areas	3,351	282.02	3,223.97	93.7	1,874	-188.32 ⁸

Assumptions

1. The Core Strategy population allocation figure is the difference between the 2011 population figures and the 2019 population figures in Table No. 9. 2019 is used as this is the last year of the Plan's lifetime. It should be noted that the population figures differ from the zoning figures in the SERPGs Guidelines for the following reasons:
 - The target populations for 2010 had not been reached by the time of the Census of Population 2011 but the target for 2016 and 2022 is still the same. Therefore, the population equivalent of the zoning proposed is the difference between the existing population and the 2016/2022 target and not the difference between the 2010 target population and the 2016/2022 population.
 - The SERPGs calculated household size based 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 2.55 was used therefore to calculate the number of households required in 2016 and 2019. Furthermore, the SERPGS calculated the number of houses that would be required to accommodate the projected population and did not take account of the increased number of households that would be required to accommodate the additional population of the County/settlement based on changing household size. The zoning figures in Wexford have been adjusted to take account of these factors.
2. The housing land requirement for the Core Strategy population allocation has been calculated based on the number of households required divided by 20 units per hectare which is density used by the SERPGs. The number of households required was calculated as follows:
 - 2011 population figure divided by 2.7 (average household size). This provided the baseline figure for existing number of households in 2011

- 2016 population figure divided by 2.55 (estimated average household size). This figure minus the 2011 household figure provided the number of households required during this period).
 - Population figure divided by 2.55 (estimated average household size). This figure minus the 2016 household figure provided the number of households required during the period 2016-2019.
3. The housing unit yield is the total number of households required during the period 2011-2019.
 4. The existing zoning figures are based on the Housing Land Availability Returns 2011 made to the Department of the Environment, Heritage and Local Government. The amount of existing zoning relates to undeveloped residential zoned lands only.
 5. The housing yield of the existing undeveloped residential zone is based on a density of 20 units per hectare as used by the SERPGs, that is, number of hectares multiplied by 20 units per hectare
 6. The shortfall/excess was calculated by subtracting the required housing land requirement (Column 3) from the existing zone land figures (Column 4).
 7. It is noted that there is a shortfall in the residential zoning for New Ross. This will be kept under review by the Council.
 8. It is not appropriate to consider this a shortfall in zoned land as it is not anticipated that this population allocation will all be provided for on zoned land. It will be provided in the Strong Villages (some of which have zoned land), Smaller Villages, Rural Settlements and in the rural areas subject to compliance with the Rural Housing policy areas.

Table No. 10 Development Plans and Local Area Plans currently in force

Plan	Timeframe
Wexford Town and Environs Development Plan	2009-2015
New Ross Town and Environs Development Plan	2011-2017
Enniscorthy Town and Environs Development Plan	2008-2014
Gorey Town and Environs Local Area Plan	2010-2016
Bunclogh Town and Environs Local Area Plan	2009-2015
Ferns Local Area Plan	2009-2015
Taghmon Local Area Plan	2009-2015
Clonroche Local Area Plan	2009-2015
Rosslare Harbour and Kilrane Local Area Plan	2012-2018

The future land and residential unit requirements were assessed against the existing position and the shortfall or excess in the residential zoned land was identified accordingly. The existing residential zoned land bank in the Town Development Plans and Local Area Plans will be reviewed and aligned as necessary with the population allocations and housing land requirements set out in the County Core Strategy. Furthermore, while these hectare calculations have been included in the Plan, it is considered that they should be reviewed for each Town Development Plan and Local Area Plan with a view to achieving a correct balance of densities within each town or village. It is noted that a density of 20 units per hectare may not always be appropriate in order to achieve an attractive alternative to rural housing.

It is an objective of the Council:

Objective SS01

To meet the housing needs of the County in an environmentally sustainable manner.

Objective SS02

To 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 the plan/project is likely to have a significant effect on a Natura 2000 site 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.

Objective SS03

To manage the County's settlement pattern in accordance with the population targets set out in the Regional Planning Guidelines for the South-East Region 2010-2022, the Core Strategy and Settlement Strategy.

Objective SS04

To encourage new residential developments to occur in the Hub, Larger Towns and District Towns in accordance with the Core Strategy and Settlement Strategy and subject to adequate capacity being available in the relevant wastewater treatment facilities in the interests of protecting water resources in the area.

Objective SS05

To ensure the density of residential developments is appropriate to the location of the proposed development having regard to the benefits of ensuring that land is efficiently used. In deciding on the appropriate density for a particular location the Council will have regard to the existing grain and density of the settlement, the proximity of the site to the town or village centre or public transport nodes, the availability of existing services, the Sustainable Residential Development in Urban Areas and the accompanying Urban Design Manual-A Best Practice Guide (DEHLG, 2009) and subject to compliance with normal planning and environmental criteria and the development management standards in Chapter 18.

Objective SS06

To ensure the zoning of lands for residential use is in accordance with the Core Strategy and Settlement Strategy. The development of this zoned land is subject to adequate capacity being available in the relevant wastewater treatment facilities in the interests of the protecting water resources in the area.

Objective SS07

To avoid the siting of new residential developments in areas vulnerable to flood risk in accordance with the provisions of the Flood Risk Management-Guidelines for Planning Authorities (DEHLG and OPW, 2009).

3.4.5 Role of Hub

Wexford Town is the largest town in the County and it is the centre piece of the County's Settlement Strategy given its designation as a Hub in the NSS and SERPGS. The role of the town will be a strategic urban centre that supports the Gateway of Waterford City and the wider rural areas in the Region. It will also be a key economic driver in the Region.

The town is an important employment and service provider. It has attracted major employers in the recent years with Coca Cola, Zurich Insurance, BNY Mellon and Waters Technology establishing operations in the town. These companies chose Wexford Town for reasons including good infrastructure, transport, broadband and availability of a skilled workforce. The SERPGs outline that the Hubs should continue to provide first class business/technology parks and industrial units that will meet the needs of foreign owned and indigenous enterprises.

In terms of functions, Wexford Town has services roles which includes public service (Department of the Environment, Community and Local Government, Wexford County Council and Wexford Borough Council), health care (Wexford General Hospital), education (Wexford campus of Carlow IT), and tourism (for example Wexford Opera House).

The SERPGs indicate that in order to fulfil its role as a Hub, a critical mass of 30,000 or more population will be required. The SERPGs have set about achieving this critical mass by allocating a population target of 26,700 for Wexford Town by 2022. The SERPGs further indicate that targeted investment in transport links and other socio-economic infrastructure such as water services, third-level education and serviced business locations will be required to facilitate the achievement of this critical mass. The SERPGs encourage local authorities, government departments and semi-state agencies to focus their investment decisions in such a manner as to accomplish these targets.

The development strategy for the town is outlined in more detail in the Wexford Town and Environs Development Plan 2009-2015.

It is an objective of the Council:

Objective SS08

To encourage new residential development to occur in the Hub in accordance with the Core Strategy and Settlement Strategy and subject to normal planning and environmental criteria.

Objective SS09

To ensure the zoning of lands for residential development in accordance with the population targets set down by the Regional Planning Guidelines for the South-East Region, the Core Strategy and Settlement Strategy in order to achieve the critical mass necessary to sustain the town's role as a Hub in the South-East Region.

Objective SS10

To generally require the phasing of development on residential zoned lands. Phasing will be based on the sequential approach with the zoning extending outwards from the Town Centre. A strong emphasis will be placed on consolidating existing patterns of development, encouraging infill opportunities and a better use of land.

3.4.6 Larger Towns

The SERPGs designate New Ross, Enniscorthy and Gorey as Larger Towns and set out their development role in the context of the overall regional development strategy. The designated roles for these towns are either:

- (a) target for growth or
- (b) more measured growth in a manner that allows community, social and retail development to catch up with recent rapid phases of mainly residential developments.

The SERPGs indicate that these Larger Towns have the potential to support sustainable economic activity through the development of Industrial Estates, Enterprise Parks and District Enterprise Centres.

New Ross Town

New Ross Town is targeted for growth as it is strategically located between the Gateway of Waterford City and the Hub of Wexford Town and it has the necessary infrastructural requirements in place to accommodate growth.

The town is located 23 km from Waterford City and is strategically located on the N25 and N30 national primary roads. It has a new wastewater treatment and pumping station with a current design capacity of 16,000 P.E and a possible future expansion to 24,000 P.E. Its water supply has also been recently upgraded and it is expected that the future water demands can be met through the retention of existing sources and the sourcing of water from a new groundwater development at Adamstown.

New Ross Town offers a good selection of industrial and port-related zoned land and its location offers strategic transport links to the rest of the Region and the County. While there will be support for economic activity through the development of industrial estates, enterprise parks and district enterprise centres, New Ross will support the role of the Gateway and the Hub rather than competing with them.

The SERPGs include an objective to develop New Ross Port which is located at Marshmeadows. The Council supports the appropriate future development of the port on the lands zoned for port-related activities.

There is a sufficient amount of residential zoned land to accommodate the envisaged population growth. There is also a commensurate amount of land zoned for Community and Education and Open Space and Amenity to allow for the development of the necessary supporting social infrastructure.

The development strategy for the town is outlined in more detail in the New Ross Town and Environs Development Plan 2011-2017.

Enniscorthy Town

The development approach for Enniscorthy Town is more measured growth. 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 town and its environs experienced unprecedented high levels of residential development, in particular during the period 2000-2007. There was demand for further residential development; however this was curtailed due to constraints with the town's wastewater treatment facilities. The existing wastewater treatment plant is operating near its capacity of 16,500 P.E. Phase 3 of the Enniscorthy Sewerage Scheme, which includes the expansion of the existing plant to cater for 30,000 P.E, is included in the Water Services Investment Programme 2010 – 2012. This work is scheduled to commence in 2013. The town's water supply is adequate to meet existing and future demands. The town will therefore have adequate wastewater and water supply infrastructure in place to cater for its planned growth.

There is a need to prioritise the development of infrastructure and facilities to ensure the town offers a good quality of life for its existing and future residents.

While there will be support for economic activity through the development of industrial estates, enterprise parks and district enterprise centres, Enniscorthy will support the role of the Hub rather than competing with it.

The development strategy for the town is outlined in more detail in the Enniscorthy Town and Environs Development Plan 2008-2014.

Gorey Town

The development approach for Gorey Town is to accommodate more measured growth in the town, consolidating the existing pattern of development. The focus will be on encouraging and facilitating the further development of physical and social infrastructure for the town.

Gorey experienced unprecedented high levels of residential development population growth. The SERPGs advise that care must be taken with the development of town to ensure that its continued expansion is regulated to allow community, social and retail development keep pace with the recent rapid phases of mainly residential development.

Development in the town and environs area has been curtailed due to the wastewater treatment plant operating near its capacity of 5,500 P.E. The planned upgrade of the treatment system to 35,000 P.E is included in the Water Services Capital Investment Programme for 2010-2012. The new treatment plant will serve Gorey Town and Courtown and works are scheduled to start in 2012.

While there will be support for economic activity through the development of industrial estates, enterprise parks and district enterprise centres, Gorey will support the role of the Hub rather than competing with it.

The development strategy for the town is outlined in more detail in the Gorey Town and Environs Local Area Plan 2010.

It is an objective of the Council:

Objective SS11

To encourage new residential development to occur in the Larger Towns in accordance with the Core Strategy and Settlement Strategy and subject to compliance with normal planning and environmental criteria and the development management standards contained in Chapter 18.

Objective SS12

Ensure the zoning of lands for residential use in the Larger Towns is in accordance with the Core Strategy and Settlement Strategy. The development of this zoned land is subject to adequate capacity being available in the relevant wastewater treatment facilities in the interests of the protecting water resources in the area and subject to compliance with normal planning and environmental criteria and the development management standards contained in Chapter 18.

Objective SS13

Require the phasing of land zoned for residential development. The phasing of development will be based on a clear sequential approach with the zoning extending outwards from the town centres. A strong emphasis will be placed on consolidating existing patterns of development, encouraging infill opportunities and better use of lands.

3.4.7 District Towns

The SERPGs define the role of District Towns as towns with populations between 1,500 and 5,000 that perform an important role in driving the development of a particular spatial component of the overall Region. The SERPGs identify two District Towns in the County: Bunclody and Castlebridge. Due to their size (population >1500) and/or strategic location, the Council has included a further three settlements at District Town level: Rosslare Harbour and Kilrane, Courtown and Riverchapel and Wellingtonbridge. The locations of these five District Towns, together with

targeted growth and investment in services, will contribute to the balanced spatial development of the County.

Wellingtonbridge is located on the recently closed Rosslare Europort-Waterford-Limerick railway line. It is an objective of the SERPGs to re-open and upgrade this line and the Council fully support this objective. The Council will encourage the development of the town so as to achieve a sufficient population base and ensure demand to realise this objective.

Some of these towns experienced high levels of population growth during the last census period, and in the case of Courtown, without the necessary supporting services. The development approach, whilst being targeted for growth, will consolidate growth within the towns and support the development of physical and social infrastructure.

These towns also provide important resources for their rural hinterlands. They perform important retail, residential, service and amenity functions for the local community, especially the rural hinterland.

All of these towns have either recently expanded or planned expansion of their wastewater treatment facilities and therefore will be able to accommodate the planned growth.

The development framework for Bunclody Town and Rosslare Harbour and Kilrane is set out in their respective Local Area Plans. The Council will prepare a Local Area Plan for Courtown and Riverchapel.

The population of Castlebridge is 1,726 (Census 2011). The Council do not intend to prepare a Local Area Plan for Castlebridge. In accordance with the provisions of Section 19 of the Planning and Development Act 2000 (as amended), the Plan indicates objectives for the village which are set out in Appendix A of this Volume.

It is an objective of the Council:

Objective SS14

To encourage new residential development to occur in the District Towns in accordance with the Core Strategy and Settlement Strategy and subject to compliance with normal planning and environmental criteria and the development management standards contained in Chapter 18.

Objective SS15

To require the phasing of land zoned for residential development. The phasing of development will be based on a clear sequential approach with the zoning extending outwards from the town centres. A strong emphasis will be placed on consolidating existing patterns of development, encouraging infill opportunities and better use of lands.

Objective SS16

To prepare a Local Area Plan for Courtown and Riverchapel.

3.4.8 Strong Villages

The network of Strong Villages is spatially balanced across the County. These villages are included at this level for reasons including their location on, or good access to transport routes, including public transport, existing service provision and/or their role in achieving balanced settlement patterns across the County.

There are nine villages identified at this level: Killealy, Taghmon, Rosslare Strand, Bridgetown, Coolgreaney, Ferns, Kilmuckridge, Campile and Clonroche. These villages have identifiable settlement structures and established populations and have potential to support additional growth. The wastewater treatment facilities in some of these villages require investment and it is considered that their inclusion at this level in the hierarchy will provide a plan-led approach to securing this investment.

It is proposed to consolidate these villages by concentrating new growth in the village centres. The Council will apply the sequential approach to the development of land, focusing on the development of lands closest to the village centre first. 'Leap-frogging' of undeveloped lands will not be considered, unless it can be justified that there are sound planning reasons for doing so.

Three of these villages have Local Area Plans: Clonroche, Ferns and Taghmon. The Council proposes to prepare alternative non-statutory local development frameworks, such as Village Design Statements, for the other Strong Villages. These will be prepared in conjunction with the local communities and other key stakeholders.

The population of Rosslare Strand is 1,547 (Census 2011). The Council do not intend to prepare a Local Area Plan for Rosslare Strand. In accordance with the provisions of Section 19 of the Planning and Development Act 2000 (as amended), the Plan indicates objectives for the village which are set out in Appendix A of this Volume.

It is an objective of the Council:

Objective SS17

To ensure the Strong Villages maintain and enhance their roles as important service centres.

Objective SS18

To prepare Village Design Statements for Killealy, Rosslare Strand, Bridgetown, Coolgreaney, Kilmuckridge and Campile.

Objective SS19

To ensure new residential development in the Strong Villages is in accordance with the Core Strategy and Settlement Strategy and subject to compliance with normal planning and environmental criteria and the development management standards contained in Chapter 18.

Objective SS20

To ensure that new residential development complies with the sequential approach to the development of land which is focused on developing lands closest to the village centre first.

Objective SS21

To promote and facilitate the provision of serviced residential sites within Strong Villages subject to complying with normal planning and environmental criteria and the development management standards contained in Chapter 18.

3.4.9 Smaller Villages

The County's smaller villages play an important role in providing local retailing, services, social and recreational facilities to their respective communities and to the wider rural hinterlands. These villages also offer opportunities to attract new people seeking to live in a rural environment and provide an alternative to urban generated rural housing. This, in turn, will lead to opportunities for the provision of additional services.

The smaller village level is divided into two categories: villages > 400 and < 1,500 population and villages < 400 population. The purpose of this sub-division is to ensure the development approach is appropriate to the character and scale of each type of village.

Smaller Villages >400 and <1,500 population

The Plan will focus on protecting and consolidating these existing villages. Development will only be considered where it is appropriate to the size and character of the village. The scale and density of development will depend on number of factors including the:

- Availability of infrastructure including appropriate waste water treatment facilities, water supply and education facilities
- Contribution to the enhancement of the village form by reinforcing the street pattern or assisting in the redevelopment of backlands

- Contribution to the protection of the architectural and environmental qualities of the village
- Density will be 12 houses per hectare and no one development should have the potential to increase the population of the village by more than 20% of its population

Where possible, further development should be based on the development of a number of well integrated sites within and around the village centre rather than focusing on the development of one very large site.

Smaller Villages <400 population

The development approach for these villages is to ensure they maintain their existing population levels and services. Future growth will be incremental, small in scale and appropriate to the size, scale and character of the village. In line with recommendations of the Sustainable Residential Development in Urban Areas-Guidelines for Planning Authorities new residential developments should comprise no more than 12 residential units.

Larger scale developments may be considered but only where it can be demonstrated there is/will be sufficient physical and social infrastructure in place to cater for the development. No one residential development shall have the potential to increase the population of the village by more than 20% of its existing population at that time.

It is an objective of the Council:

Objective SS22

To ensure the smaller villages in the County maintain and enhance their roles as important local service centres in order to maintain sustainable communities and ensure a good quality of life.

Objective SS23

To encourage the provision of additional social and communities facilities within the smaller villages to serve the population of the village and its surrounding rural hinterland.

Objective SS24

To ensure that siting of new residential development complies with the sequential approach to the development of land which is focused on developing lands closest to the village centre first.

Objective SS25

To promote and facilitate the provision of serviced residential sites within Smaller Villages subject to complying with normal planning and environmental criteria and the development management standards contained in Chapter 18.

Objective SS26

To support the development of rural transport initiatives which provide public transport links between Smaller Villages and Rural Settlements and the County's towns for the populations of these settlements and their surrounding rural hinterland.

3.4.10 Rural Settlements

These settlements are best described as rural areas where a collection of one-off rural dwellings and local community or social services, such as a church, school, public house or a shop are clustered around a focal point, such as a crossroads. The Settlement Strategy for these areas is to facilitate a small number of additional dwellings to consolidate the existing pattern of development.

Appropriately designed cluster type developments will be considered at these locations subject to complying with other planning, traffic safety and environmental criteria. A cluster development is defined as small residential development comprising of between two and five dwelling houses served by a communal vehicular entrance point and access road from the public road.

Local need or the requirement to enter an occupancy agreement will not apply to the occupiers of single dwellings or cluster developments within the boundary of these rural settlements.

It is an objective of the Council:

Objective SS27

To conserve, protect and enhance the character of rural settlements.

Objective SS28

To encourage cluster developments in rural settlements where there is a basic nucleus of community facilities and services, which include all or at least two of the following-school, post office, local shop, church and public house subject to compliance with normal planning and environmental criteria and the development management standards contained in Chapter 18.

Objective SS29

To promote and facilitate the provision of serviced residential sites within Rural Settlements subject to complying with normal planning and environmental criteria and the development management standards contained in Chapter 18.

Objective SS30

To support the development of rural transport initiatives which will provide public transport links between Smaller Villages and Rural Settlements and the County's towns for the populations of these settlements and their surrounding rural hinterland.

3.4.11 Open Countryside

The open countryside is at the lowest level of the Settlement Hierarchy and comprises those parts of the County outside of the settlements identified in the previous sections. Traditionally County Wexford is a rural County. The Sustainable Rural Housing Strategy, which is set out in Chapter 4, is focused on maintaining vibrant and viable rural communities whilst protecting the

amenity, recreational and heritage of value of the County's landscapes and countryside.

The Council recognises that the strengthening of rural communities can be best achieved by making smaller villages and rural settlements more attractive places to live and, where possible, provide employment opportunities. The Council also recognises the importance of rural housing in meeting the local housing needs and in sustaining rural services such as schools, post offices and local shops. The Council's Settlement Strategy and Sustainable Rural Housing Strategy seek to achieve a balance between the need to promote sustainable rural development while accommodating rural generated housing in rural areas.

It is an objective of the Council:

Objective SS31

To permit one-off rural housing in accordance with the Sustainable Rural Housing Strategy in Chapter 4 and subject to compliance with normal planning and environmental criteria and the development management standards contained in Chapter 18.

3.5 Transportation Strategy

The Transportation Strategy in Chapter 8 supports the Core Strategy, Settlement Strategy and Settlement Hierarchy. It provides for a strategic transportation framework which ensures inter-connections between the Hub and Larger Towns and the other settlements in the hierarchy.

The Settlement Strategy focuses on developing population centres along the County's existing transportation network so as to provide the critical mass to support the maintenance and further development of the network, and in the case of the Rosslare-Waterford railway line, provide the critical mass and demand for its re-opening in the future, which would be to the benefit of the County and the Region as a whole.

3.6 Retail Strategy

The County Retail Strategy was prepared in tandem with the Plan in accordance with the Guidelines for Planning Authorities: Retail Planning (Department of Environment, Community and Local Government, 2012). The Guidelines provide national level policy guidance in relation to retailing, objectives for retail policy, specific retail formats and issue advice in relation to the location of new retail development. The guidelines represent a plan led approach to retail development at a national level, which is then followed on by the use of County Retail Strategies to guide development at a local level.

A key principle in the provision of future retail floor space is the need to reinforce the existing retail hierarchy of the County and in particular existing town and village centres.

The Retail Strategy is aligned to the Core Strategy, Settlement Strategy and Settlement Hierarchy. The retail floor space surveys carried out confirmed that there is a concentration of existing and permitted retail floor space in Wexford Town, New Ross Town, Enniscorthy Town and Gorey Town. The Plan will focus on these towns as the main retail centres in the County, which will further assist in securing the objectives to develop the roles of these towns as the Hub and Larger Towns respectively. The development of retail services in the Strong Towns, Smaller Villages and Rural Settlement will be focused on providing support services for their respective populations and rural hinterlands.

3.7 Housing Strategy

Section 94 of the Planning and Development Act 2000 (as amended) requires a Development Plan to include a strategy for the purposes of ensuring that the proper planning and sustainable development of the area provides for the housing of the existing and future populations of the County. This strategy is known as the Housing Strategy.

The Housing Strategy is set out in Volume 3 and is supported by Chapter 4 of the Plan. The Strategy is consistent with the NSS, the SERPGs and national and regional population targets. Objectives are included in Chapter 4 in order to secure the implementation of the Housing Strategy.

The Housing 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

Chapter 4 Housing

4.1 Introduction

The availability of quality, safe, affordable and well located housing which is suited to the need 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 provision of quality housing at appropriate locations is a fundamental aim of the Core Strategy and Settlement Strategy contained in Chapter 3 which sets out the Council's objectives with regard to the role and anticipated level of residential development in settlements at in the Settlement Hierarchy and in rural areas.

This chapter is divided into two sections: Section 4.2 deals with housing in general and Section 4.3 deals with housing in rural areas. Housing design is also dealt with in Chapter 17.

4.2 Sustainable Housing

The Council's overarching aim with regard to housing provision is to ensure that all new housing development is socially, economically and environmentally sustainable. This requires an approach which transcends many of the sections of this Plan. 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. Environmentally sustainable housing is housing which

minimises the use of natural resources and the impacts on natural assets. 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.

Government policy, which has most been outlined in the Housing Policy Statement issued in June 2011, has changed significantly in recent years due to the changed economic situation that has arisen. A summary of national and regional housing policy can be found in the Housing Strategy contained in Volume 6. The most important change is that the previous emphasis on the promotion of home ownership through various incentives, mainly affordable housing, will be discontinued. Instead policy will focus on policy those with most acute housing needs. The new policy statement indicates that the old approach had placed a disproportionate weight on ownership above all other forms of tenure and that it is now considered that where people can accommodate themselves in private rented accommodated then their needs are adequately met.

4.2.1 Housing Demand

The Core Strategy contained in Chapter 3 and the Housing Strategy contained in Volume 6 identified a demand for 6609 housing units in the County over the period of the Plan. The Core Strategy has also indicated the proposed allocation of these housing units on the County's Settlement Hierarchy. Sufficient lands are zoned within the existing Development Plans to accommodate the provisions of these households.

4.2.2 Housing Strategy

The Housing Strategy contained in Volume 6 identifies that 3334 households will be in need of housing support over the period of the Plan. Having regard to the existing economic situation and budgetary constraints it is unlikely that much of this demand will be met through the purchase or construction of houses. Furthermore, as outlined above, the Government, in the Housing Policy Statement issued in June 2011, has announced that it intends to stand

down affordable housing provision. It is therefore likely that the majority of housing support provided by the Local Authority will be in the form of rent supplement, Rental Accommodation Scheme (RAS) and leasing arrangements. In accordance with Government policy the Council will focus its efforts on those most in need of housing and those with specific types of need.

The Housing Strategy also identified that there will be a requirement for a greater mix of unit types due to increases in the number of single person requiring accommodation.

4.2.3 Housing for Persons with Special Needs

Detail of the Council's approach for accommodating persons with special needs is dealt with in the Housing Strategy contained in Volume 6. However, there are also specific design requirements which must be considered. High quality design should be guided by the principle of Universal Design – the design of an environment that can be accessed, understood and used to the greatest possible extent by all people regardless of their age, size or ability. The requirements of persons with special needs is also dealt with in Chapter 16.

Elderly

It is an objective of the Council to ensure that the housing requirements of the elderly are met in a manner which suits their specific physical and social needs. While the majority of older people own their home, as their physical and care requirements change there will be a requirement for a variety of accommodation types such as smaller units or adapted units, sheltered accommodation, nursing homes and hospitals. This accommodation will be provided by a number of bodies including private commercial interests or the HSE. There is also a requirement for alterations to existing properties and the provision of new properties for elderly persons whose accommodation is no longer suitable to their needs. Such accommodation enables people to remain in their homes and live independently. The Council has an important role in providing for such alterations or new accommodation.

Travellers

A detailed assessment of the need for traveller accommodation was carried out under the Traveller Accommodation Programme 2007-2013. This identified the requirement to provide or assist in the provision of approximately 140 units across a full range of accommodation types over the period of the programme. 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.

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 to homeless people.

4.2.4 Residential 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 maximises the opportunities for people to avail of sustainable modes of transport and easy access to services. 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 recognises however, that there is an important role for lower density development in certain towns and villages to cater for the various household types and to provide an alternative to single houses in rural areas. Higher densities would also not fit into the natural grain of some of our suburban locations or in the smaller towns and villages.

4.2.5 High Quality Design and Layout

The quality of design and layout of housing developments 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 settlement and that natural assets are protected.

Further guidance on design is contained in Chapter 17 and the Development Management Standards contained in Chapter 18. These guidance and the objectives included hereunder have been prepared having regard to the following Government Guidelines:

- 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)
- Government Policy on Architecture 2009-2015 (DEHLG, 2009) has informed the Council's objectives below, the design guidance contained in Chapter 17 and the development management standards contained in Chapter 18.

4.2.6 Unfinished Estates

Wexford County Council has set up a dedicated team to focus on the resolution of unfinished estates in its functional area. The Council 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 local communities in securing the satisfactory resolution of unfinished housing developments. The

Council will assess and monitor unfinished developments and will play a key role in the co-ordination of Site Resolution Plans with other key stakeholders. The Council will have regard to Managing and Resolving Unfinished Housing Developments - Guidance Manual (Department of Environment, Community and Local Government, 2011) and in particular sections 7.1 and 7.2.

It is an objective of the Council:

Objective HP01

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). Universal design is design of environment that can be accessed, understood and used to the greatest possible extent by all people regardless of their age, size or ability.

Objective HP02

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 it will be located.

Objective HP03

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

Objective HP04

To ensure that new housing development minimises the use of natural resources and impacts on natural assets. Locations selected for residential developments should maximise the potential for the use of sustainable modes

of transport such as walking, cycling and the use of public transport to reduce dependence on fossil fuels. The design of the individual dwellings and associated services should minimise the use of natural energy and water.

Objective HP05

To ensure that any plan/project and any associated works for the provision of residential development required to accommodate the objectives of this section or the Housing Strategy contained in Volume 6, 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 the plan/project is likely to have a significant effect on a Natura 2000 site 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.

Objective HP06

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 HP07

To require all developments over 10 houses to be accompanied by an Urban Design Statement showing how the matters detailed in Chapter 17 have been taken into account in the design of the development.

Objective HP08

To ensure the density of residential developments is appropriate to the location of the proposed development to ensure that land is efficiently used.

In deciding on the appropriate density for a particular location the Council will have regard to the existing grain and density of the settlement, the proximity of the site to the town or village centre or public transport nodes, the availability of existing services, the Sustainable Residential Development in Urban Areas and the accompanying Urban Design Manual-A Best Practice Guide (DEHLG, 2009) and subject to normal planning and environmental criteria and the development management standards contained in Chapter 18.

Objective HP09

To implement the objectives of the Housing Strategy contained in Volume 6 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 HP10

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 Part V of the Act Section 94(4)(a)(i) and 4(a)(ii) with the exception of the exemptions provided for in Section 4 of the Housing Strategy contained in Volume 6 and the Planning and Development Act 2000 (as amended).

Objective HP11

To review the Housing Strategy contained in Volume 6 when Part V of the Planning and Development Act 2000 (as amended) is revised to take account of the new economic and policy contexts.

Objective HP12

To ensure that adequate and appropriate land is zoned to meet the likely future housing need identified in the Housing Strategy and Core Strategy.

Objective HP13

To seek to facilitate all households to access good quality housing appropriate to household circumstances and in their particular community of choice. The

Council's priority will be on meeting the most acute needs – those unable to provide for their accommodation from their own resources.

Objective HP14

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.

Objective HP15

To require all applications for residential development of 10 houses or more to contain a mix of house types. The mix of house types shall be appropriate to the needs identified 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 HP16

To ensure that the Council's selection of lands, or housing units to purchase or lease, acts to counteract undue segregation by persons of different social backgrounds.

Objective HP17

To ensure that those with specific housing needs, such as the elderly, persons with a disability, homeless people and Travellers are accommodated in a manner which is appropriate to their specific needs.

Objective HP18

To work with other statutory, voluntary, representative and interest groups to identify the requirements of those with special housing needs and the appropriate policy and strategic responses.

Objective HP19

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 HP20

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 HP21

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 HP22

To implement, insofar as possible having regard to budgetary constraints, the Traveller Accommodation Programme 2007-2013 and any subsequently adopted strategy.

Objective HP23

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

Objective HP24

To promote best practice and innovation with regard to ongoing management and maintenance of all Council housing stock and the associated public realm.

Objective HP25

To have regard to the Managing and Resolving Unfinished Housing Developments - Guidance Manual (Department of Environment, Community and Local Government, 2011) when preparing Town Development Plans and

Local Areas Plans and assessing planning applications dealing with unfinished housing developments.

Objective HP26

To have regard to the nature and quantum of unfinished housing developments when preparing Core Strategies for Town Development Plans and zoning lands for residential developments in Local Area Plans.

Objective HP27

To adopt a flexible approach to planning applications to resolve issues relating to unfinished estates where this would result in substantial environmental or community gain. Such flexibility may include for reconfiguration of estates in relation to open space, roads and circulation requirement.

4.3 Sustainable Rural Housing

Rural housing in this section of the Plan is taken to include all housing outside the settlements listed in the Settlement Hierarchy in Chapter 3, hereafter referred to as housing in the countryside.

This section is subdivided as follows:

- Section 4.3.1 provides an introduction to Rural Housing
- Section 4.3.2 details the legislative and policy context
- Section 4.3.3 outlines the Council's Sustainable Rural Housing Strategy. It details the methodology for identifying rural areas, describes the various character areas found in Wexford and details the specific policy responses.
- Section 4.3.4 outlines the Council's policy on specific types of rural housing structures.

4.3.1 Introduction

Ireland and Wexford in particular has been characterised by a predominantly rural based population. In 2011, 61.7 percent of the population lived in aggregate urban areas compared to 38 percent at a national level. In the past

this has been associated with our methods of production and economic structure, that is, the predominance of our economic output and employment in agriculture. However, in more recent years this has often been related to people choosing a rural lifestyle.

The rural areas of the County contain a strong network of vibrant villages and towns. These areas each have their own physical and cultural identity and they offer attractive places to live. They also provide important services for those living in the settlements and their rural catchment.

The County also sustains a healthy population living in houses in the open country side. Individual houses in the open countryside, hereafter referred to as one-off rural houses, are attractive to people as they offer large gardens, privacy and access to the countryside, natural amenities and biodiversity. However, the costs of providing infrastructure and services in rural areas is greater than the costs in urban areas. It is also less sustainable in terms of the transport patterns it creates, which are predominantly fossil fuel based, and it can impact negatively on natural heritage and the landscape. It is important that we protect our natural heritage and our landscape for their intrinsic value, for future generations and because we receive both ecosystem services (clean water and air) and economic advantage (tourism revenue) from them.

Rural settlement is recognised as a traditional settlement pattern which has become part of our culture and heritage and the Council will continue to support sustainable rural settlement in accordance with the policies contained in the National Spatial Strategy (NSS) and Sustainable Rural Housing - Guidelines for Planning Authorities (DEHLG, 2005), hereafter referred to as the Rural Housing Guidelines.

The Sustainable Rural Housing Strategy contained in this Plan strives to maintain vibrant rural areas where people can live and work and which can sustain appropriate services. It also aims to protect rural areas from inappropriate impacts on natural, cultural or economic assets and to achieve sustainable settlement and transport patterns.

4.3.2 Legislation and Policy Context

National Spatial Strategy 2002-2020 (NSS)

The NSS was published by the Department of the Environment and Local Government in 2002. It provides the spatial planning framework for Ireland for the period 2002-2020. The Strategy aims to achieve balanced regional development which it is stated means ‘developing the full potential of each area to contribute to the optimal performances of the State as a whole – economically, socially and environmentally’. The Strategy sets out in broad terms how rural areas will support and drive the attainment of more balanced regional development. It recognises that there has been a long tradition of people living in rural areas in Ireland and, in seeking to achieve balanced regional development, it supports sustainable rural settlement.

In summary, there are four broad objectives to the sustainable rural policy framework:

- To sustain and renew established rural communities and the existing stock of investment in a way that responds to the various spatial, structural and economic changes taking place, while protecting the important assets rural areas possess.
- To strengthen the established structure of villages and smaller settlements both to assist local economies and to accommodate additional population in a way that supports the viability of public transport and local infrastructure and services such as schools and water services.
- To ensure that key assets in rural areas such as water quality, the natural and cultural heritage and the quality of the landscape are protected to support quality of life and economic vitality.
- To ensure that rural settlement policies take account of and are appropriate to local circumstances.

It is stated that, within the overall objectives of this policy framework, more detailed rural settlement policies in regional planning guidelines, County Development Plans and in local plans need to take account of:

- The specific '**character of rural housing demands**' in the area concerned
- The '**characteristics of the rural area**' and economy concerned, which will vary between areas and regions.

On the issue of the '**character of rural housing demand**' the NSS states that it is normal in policy terms to distinguish between:

- Housing needed in rural areas within the established rural community by people working in rural areas or in nearby urban areas (rural generated housing)
- Housing in rural locations sought by people living and working in urban areas, including second homes (urban generated housing)

It is stated that Development Plan policies must be tailored to address the different development issues that arise in relation to these two different categories of housing demand. It outlines that differing policy responses are required depending on the 'character of the rural area' involved. It identifies four broad area types:

- Rural areas under strong urban influence
- Areas with a traditionally strong agricultural base
- Structurally weak areas
- Areas in which there are distinctive settlement patterns.

Sustainable Rural Housing - Guidelines for Planning Authorities

The Sustainable Rural Housing - Guidelines for Planning Authorities (RHG) were prepared by the Department of Environment, Heritage and Local Government in 2005 (DEHLG). They reaffirm and expand on the policy framework which had been outlined in the NSS. The guidelines provide that Local Authority policies should seek to:

- Ensure that the needs of rural communities are identified in the development plan process and that policies are put in place to ensure that the type and scale of residential and other development in rural

areas, at appropriate locations, necessary to sustain rural communities is accommodated.

- Manage pressure for overspill development from urban areas in the rural areas closest to the main cities and towns such as the gateways, hubs, and other large towns.

The guidelines state that an important task in addressing these aims is to identify the scale and distribution of the future housing needs of rural communities and to set out policies in the Development Plan. The guidelines provide that Planning Authorities should aim, therefore, to support the following overarching policy objectives in their policies, practices and actions:

- The importance of encouraging development needed to sustain and renew established rural communities in both smaller rural towns and villages and wider countryside areas.
- The need to ensure that the planning system guides residential and other development to the right locations in rural areas in the interest of protecting natural and man-made assets in those areas.
- The need to analyse the different types of economic, social and physical circumstances of different types of rural areas and to tailor planning policies to respond to these differing local circumstances.

In elaborating on the NSS, which stated that it was normal in policy terms to distinguish between 'urban generated housing' and 'rural generated housing', the guidelines outline examples of the types of persons who could be considered to be included under the definition of 'rural generated housing'. The guidelines also provide details of the typical characteristics of the varying Rural Area Types and details of other policies and objectives which should be included in the Plan. These include the consideration of:

- The conservation of important landscape character and the natural and cultural heritage in general
- The protection of key natural assets such as surface and ground water resources and aggregate or mineral reserves

- The efficient ongoing development and safe operation of key transport arteries such as roads, particularly National Primary and National Secondary routes, and the rail network
- Site specification considerations such as traffic safety, waste water disposal, design and siting and impacts on natural and cultural heritage

Acknowledging the trends for holiday homes in some coastal, scenic and lakeside parts of the country the guidelines emphasise the importance of clustering appropriately scaled holiday home development in or adjoining small towns and villages and the importance of adopting a plan led approach to holiday homes in general. The guidelines suggest a number of policy responses to the varying categories of holiday home developments.

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

The Guidelines acknowledge that the Region has a high proportion of its population living in rural areas and seeks to achieve balanced regional development to support sustainable rural settlement. Changing economic circumstances challenge local authorities to develop ways to maintain rural populations in the more remote parts of the Region while at the same time managing urban-generated rural housing in a sustainable manner in the more accessible and prosperous areas.

The guidelines state that development plan policies must be tailored to address the different development issues that arise in relation to rural housing and should adhere to the *Guidelines for Planning Authorities on Sustainable Rural Housing* issued by the DEHLG (April 2005).

The Strategic Environment Assessment Directive 2007 (2001/42/EC) and Habitats Directive (92/43/EEC)

The Council is also required to consider at a strategic level the effects of development plan policies, including rural housing, under the Habitats Directive and Strategic Environmental Assessment Directive (SEA). Under the Habitats Directive the Planning Authority is obliged to screen any plan or

project (including individual planning applications) to see whether they would be likely to have significant effects on Natura 2000 Sites. Natura 2000 Sites are a network of sites which have been designated under the Habitats Directive for protection of their habitat or species value. In formulating the Rural Housing Strategy the Council must consider the cumulative impacts of rural housing on Natura 2000 sites. Similarly under the SEA Directive the Council must assess the impacts of rural housing policies on the environment. In this regard the Council must have regard to the fact that certain parts of the County's landscape and the environment have limited carrying capacity.

The approach taken must be precautionary as certainty is required that the development will not adversely affect the integrity of the site. The Council must ensure that the Sustainable Rural Housing Strategy does not impact on these areas. This Plan will ensure these areas are protected by ensuring that any developments permitted are fully compliant with Articles 6(3) and 6(4) of the Habitats Directive.

4.3.3 Sustainable Rural Housing Strategy

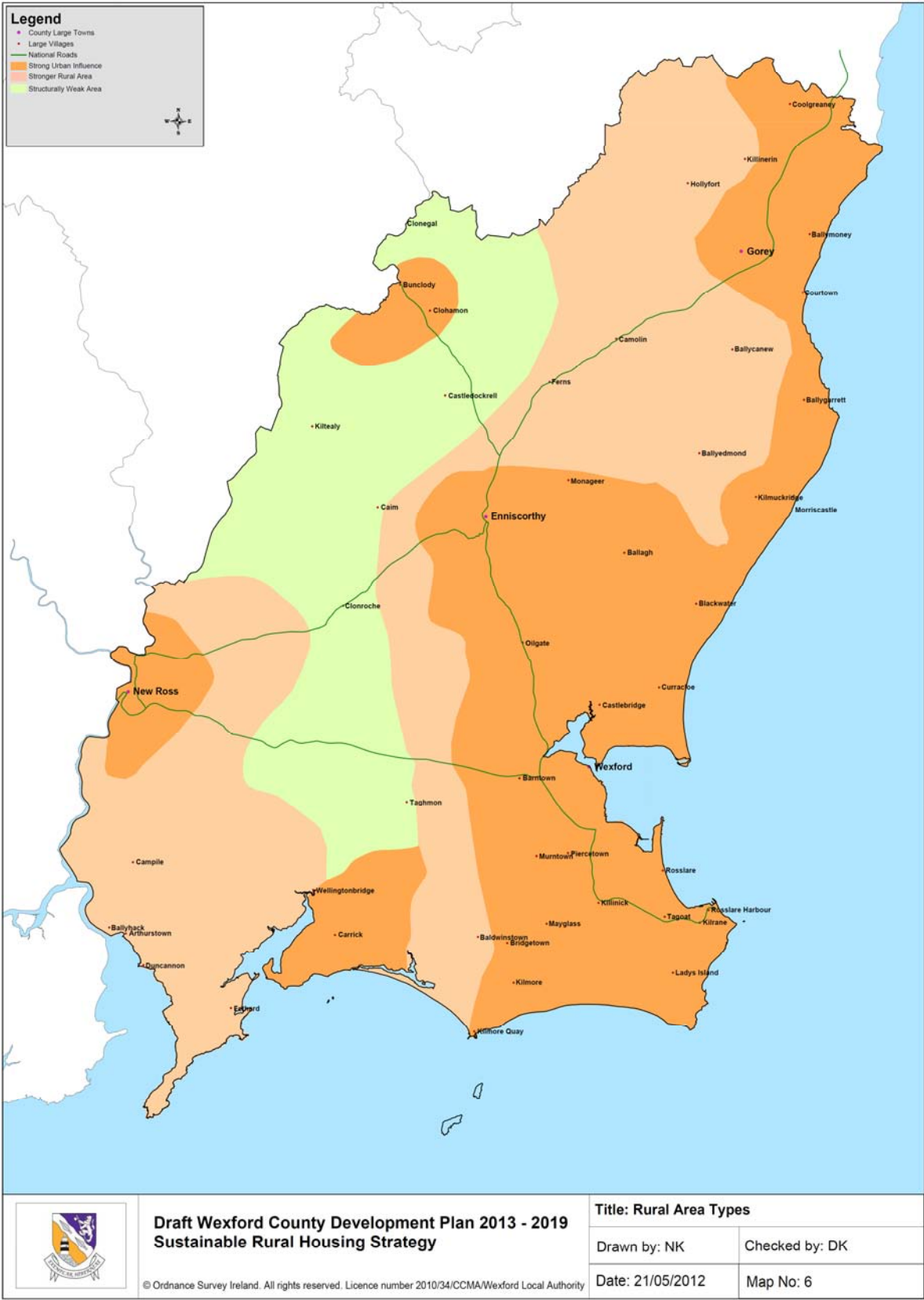
This Strategy strives to achieve a balance between the desire to accommodate people who wish to live in the countryside against the needs to protect the environment and natural and economic assets for the use of this generation and future generations. This will be achieved through:

- The implementation of the objectives of the Settlement Strategy, particularly those that relate to rural settlements and housing in the countryside.
- The identification of 'rural area types' and analysis of the 'character of demand' for rural housing in the County in accordance with the NSS and the Rural Housing Guidelines and having regard to the Habitats and SEA Directives.
- The formulation of objectives which ensure that rural housing is managed in a manner which is appropriate to the type of rural area.

4.3.3.1 Identification of Rural Area Types

In accordance with the recommendations of the RHG, the rural areas of the County have been characterised as 'Areas under Strong Urban Influence', 'Stronger Rural Areas' and 'Structurally Weak Areas'. A number of further policy areas, that is, the 'Landscapes of Greater Sensitivity' and 'Coastal Policy Areas' have been added based on the assessment of the potential for impact on the sensitivities and specific pressures in these areas. The areas identified as Under Strong Urban Influence, Stronger Rural Areas and Structurally Weak Areas are identified on Map No. 6 below. The areas identified as 'Landscapes of Greater Sensitivity' and 'Coastal Policy Areas' are identified on Map No. 11 and Map No. 9 respectively (as their designations transcend many of the policy sections of the Plan and do not relate to rural housing only).

Map No. 6 Rural Area Types



The Planning Authority carried out detailed spatial analysis to establish the character Rural Area Types. This analysis included:

- Mapping the density of individual dwellings from Geodirectory at townland level (referred to as the Geodirectory Map). The dwellings were mapped per square kilometre and villages were removed from the townlands in order to give a true representation of the density of one-off housing in the areas.
- Mapping the density of planning applications granted for individual dwellings or clusters of dwellings between 2005 to 2012 at townland level (referred to as the Planning Applications map). The applications were mapped per square kilometre and villages were removed from the townlands.
- Mapping percentage population change from 2006 to 2011 by Electoral Division (referred to as the Population Change map). This was the most up to date information available from the Central Statistics Office (CSO) at the time the analysis was carried out and it is was not possible to extract villages from this data.
- Examination of the pattern, strength and size of smaller towns and villages in the County.
- Analysis of spatial patterns of economic factors such as labour force participation.

When these maps were analysed it was apparent that the Geodirectory Map represented the most accurate picture of the 'Character of the Rural Types' at present. The maps which showed Planning Applications and Population Change were used to examine how patterns and areas were changing. The maps showed that the majority of the pressure is in the eastern half of the County. A number of patterns were very evident in particular those high pressure areas associated with the towns of Wexford, Enniscorthy, New Ross and Gorey, the coastal areas and the National Primary, Secondary and Regional Roads.

The Planning Applications map showed where existing pressures were persisting or changing or where new patterns were emerging. It was apparent that some patterns are being reinforced, in particular those in the vicinity of Wexford, Enniscorthy and Gorey Towns, the east of the County in general and the in the coastal areas. These areas are characterised by a high density of existing houses and a high density of planning applications granted since 2005. It was also apparent that new patterns are emerging. For example, to the west of Gorey there had traditionally been a lower density of housing than to the east. However, an examination of the planning permissions granted since 2005 indicated that this area has been experiencing significant pressure for development.

The Population Change Map showed that only nine EDs declined in population and the majority of EDs show an increase in population above the national average. It is apparent that there are notable increases in the population in areas which were not previously designated under the 2001 and 2007 County Development Plans for example to the east of Enniscorthy. The map also showed that the rural housing policies of the 2001 and 2007 County Development Plans would appear to have had some moderating affect on the pace of development in the areas which had been experiencing pressure. The settlement structure of the County was also examined to determine the relative strength of the rural areas. It was apparent that the west of the County has a significantly less well developed village structure, with fewer large villages and associated centres of populations, economic functions and services.

The Council also endeavoured to examine economic patterns. However, the most recent data which was available for Labour Force participation at a local level was for 2006. Furthermore when this information was examined it did not have obvious spatial patterns which could be applied to the Rural Housing Strategy. For example, areas which showed a low labour force participation rate also showed a high density of one-off houses on the Geodirectory map, Planning Application map and Population Density map. It was decided that the

most useful indicator of the economic strength of an area was the number and strength of villages and small towns in that area.

The results of the combined analysis resulted in a clear picture emerging of the respective Rural Areas Types. These are shown on Map No. 6 above. The map is a generalised map, as recommended by the RHG, indicating broadly the locations of the different types of areas. At the boundaries of these areas individual applications will be assessed in more detail on their merits.

4.3.3.2 Rural Area Types in County Wexford

Rural Areas under Strong Urban Influence

The Rural Housing Guidelines state that these areas will exhibit characteristics such as proximity to the immediate environs or close commuting catchment of large cities and towns, rapidly rising population, evidence of considerable pressure for development of housing due to proximity to such urban areas, or to major transport corridors with ready access to the urban area, and pressures on infrastructure such as the local road network.

In identifying these areas the Council recognise that, without interventions to control the pace of development, some of these areas would reach a position where there would be insufficient environmental capacity to accommodate future 'rural generated housing' need.

In County Wexford the area characterised as 'Under Strong Urban Influence' covers a wide area from the Hook across to the eastern seaboard and up to the northern boundary with County Wicklow. It closely relates to the urban areas surrounding Wexford Town, Gorey Town, Enniscorthy Town and New Ross Town, the major National and Secondary roads and the coast.

The 'character of demand' for housing in these areas is threefold:

- Rural generated housing
- Urban generated housing associated in proximity to the main settlements, the main traffic routes and the adjoin Counties
- Holiday home and second home development

It is an objective of the Council:

Objective RH01

To facilitate the development of individual houses in the open countryside in 'Areas under Strong Urban Influence' in accordance with the criteria laid down in Table No. 11 subject to compliance with normal planning and environmental criteria and the development management standards laid down in Chapter 18.

Objective RH02

To facilitate individual houses, other than those referred to in 'Areas under Strong Urban Influence' in Table No. 11, in the existing settlements including those settlements defined in the settlement hierarchy as Strong Villages, Smaller Villages and Rural Settlements, subject to complying with normal planning and environmental criteria and the development management standards laid down in Chapter 18.

Stronger Rural Areas

The Rural Housing Guidelines state that within these areas population levels are generally stable within a well-developed town and village structure and in the wider rural areas around them. This stability is supported by a traditionally strong agricultural economic base and the level of individual housing development activity in these areas tends to be relatively low and confined to certain areas. The NSS envisages that within these areas smaller settlements would cater for people with a preference for a rural based lifestyle living and working in nearby urban areas.

The Stronger Rural Areas in County Wexford generally bound the areas under 'Strong Urban Influence' but there is also a notable area in the South-West of the County. The 'character of demand' in the Stronger Rural Areas is generally for rural and urban generated housing but in the South-West of the County there would also be a demand for holiday homes and second homes.

It is an objective of the Council:

Objective RH03

To facilitate the development of individual houses in the open countryside in 'Stronger Rural Areas' in accordance with the criteria laid down in Table No. 11 and subject to compliance with normal planning and environmental criteria and the development management standards laid down in Chapter 18.

Objective RH04

To facilitate individual houses, other than those referred to in 'Stronger Rural Areas' in Table No. 11, in the existing settlements including those settlements defined in the settlement hierarchy as Strong Villages, Smaller Villages and Rural Settlements, subject to compliance with normal planning and environmental criteria and the development management standards laid down in Chapter 18.

Structurally Weak Rural Areas

The Rural Housing Guidelines indicate that these areas will exhibit characteristics such as persistent and significant population decline as well as a weaker economic structure based on indices of income, employment and economic growth.

It should be noted that no area in the County is experiencing substantial and persistent population decline. However, the area the west of the County running from Newbawn to Castledockrell has lower level of population density and is experiencing a lower level of new planning applications. This area is also has a weaker village structure and thus has a weaker level of economic

services and employment sources and is remote and thus does not strictly fit into the category of Stronger Rural Area.

It is an objective of the Council:

Objective RH05

To facilitate the development of individual houses in the open countryside in 'Structurally Weak Areas' in accordance with the criteria laid down in Table No. 11 subject to compliance with normal planning and environmental criteria and the development management standards laid down in Chapter 18.

Objective RH06

To facilitate and where possible stimulate or provide the development of housing, economic development, services and infrastructure in the villages in 'Structurally Weak Areas' to sustain and renew populations and services in these areas, subject to normal planning and environmental criteria and the development management standards laid down in Chapter 18.

Landscapes of Greater Sensitivity

Landscapes of Greater Sensitivity are designated under the Landscape Character Assessment contained in Volume 3 and are shown on Map No. 11. These areas are highlighted as the most sensitive and scenic areas of the County that need to be protected from inappropriate development for the benefit of future generations but also because they are the reason that many people visit Wexford and so it is important to protect them for the tourist revenue they bring. They include areas such as the Hook Peninsula with its magnificent scenery and unique settlement pattern and the Blackstairs Mountains which frame the County to the west. The reasons they have been designated vary and the objectives which apply to them, which are detailed in Section 14.4, do not relate solely to rural housing but transcend many sections of the Plan.

While some of these areas are experiencing development pressure for one-off housing other, more remote and less developed, areas can still accommodate

an amount of sensitively sited development without detracting from the scenic value. As these areas are very diverse in terms of both the nature of demand for housing they are experiencing and in their assimilative capacity, it is not possible to put a singular set of criteria for the types of rural housing demand which will be accommodated in these areas. Therefore, where the 'Landscapes of Greater Sensitivity' overlap with any of the other 'area types', the objectives for that area will apply unless the development would have an adverse visual impact either individually or cumulatively on the landscape.

The Council will ensure that the development of one-off housing in the Upland, River Valley and Coastal landscape character units and Landscapes of Greater Sensitivity is carefully monitored and managed. Local concentrations of such development, outside of designated settlements, could have cumulative adverse visual impacts on these landscape units.

In all other cases, where a development is likely to have either individually or cumulatively a significant adverse visual impact on a particular landscape, and where there is no overriding need for the development to be located in that particular location, the Council will guide these developments to a more appropriate location where the landscape is capable of absorbing the development without significant adverse visual impacts.

Specific objectives with regard to design and siting in these areas are included in Section 14.4.

It is an objective of the Council:

Objective RH07

To minimise the individual or cumulative adverse visual impacts that local concentrations of one-off housing, outside of settlements, may have on Upland, River Valley and Coastal landscape character units or Landscapes of Greater Sensitivity. In this regard, in locations where the Council considers that there is a risk of individual or cumulative adverse impacts, the Council will only consider proposals for housing developments where the applicant has

demonstrated an overriding need to reside in the particular location in accordance with the criteria contained in Table No. 11.

Coastal Zone /Natural Heritage Areas

A Coastal Zone area has been designated in order to ensure an integrated approach to the management of the County's coastal areas. The Coastal Zone is shown on Map No. 9. As with the Landscape Character Assessment the issues in relation to this zone are manifold and rural housing is just one component. In coastal areas there has been a significant pressure for development and as a result some of these areas are reaching capacity in terms of their ability to accommodate further development. There is still demand for development in these areas and this demand needs to be managed in a way which does not take away from the special character of these areas or interfere with sensitive areas or coastal processes.



The Natural Heritage Areas are designated under the Wildlife Amendment Act, 2000. They are comprised of areas of national biodiversity importance. Environmental sensitivities means it is imperative to ensure that development in these areas is carefully managed. The onus will be on the individual to demonstrate that any development in this area will not have an impact on natural heritage.

It is an objective of the Council:


Objective RH08



To facilitate the development of individual houses in the open countryside in 'Coastal Zone/Natural Heritage Areas' in accordance with the criteria laid down in Table No. 11, subject to the applicant demonstrating that the proposed development complies with the policies contained in Chapter 13, that it will not have an adverse impact on natural heritage and subject to compliance with normal planning and environmental criteria and the development management standards laid down in Chapter 18.

Table No. 11 Criteria for Individual Rural Housing

Rural Area Type	Permitted	Definitions
Rural Area under Strong Urban Influence	<p> Housing for 'local rural people' building permanent residences for their own use who have a definable 'housing need'⁵ building in their 'local rural area'</p> <p> Housing for people working in rural areas building permanent residences for their own use who have a definable 'housing need'.</p>	<p>'Local rural people' are defined as people who were born or have lived for a minimum period of five years in that 'local rural area'. This includes people who have lived there in the past/returning emigrants. It also includes persons who were born or reared in an area but that area is within a settlement boundary/zoned land. A local rural person also includes a person who has links by virtue of being a long term rural landowner or the son or daughter or successor of such a person.</p> <p>'Local rural area' is defined as within a 7km radius of where the applicant has lived or was living. Where the site is of a greater distance but the applicant can demonstrate significant ties with the area for example immediate family or landownership then these applications will be considered on their merits. The 'local rural area' includes the countryside, Strong Villages, Small Villages and Rural settlements but excludes District towns, Larger Town, and The Hub.</p> <p>Such persons shall be defined as persons who by the nature of their work have a functional need to reside permanently in the rural area close to their place of work. Such circumstances will normally include persons involved in full-time farming, horticulture, forestry or marine related activities as well as others who can demonstrate a genuine need because of their occupation to live in the rural area. Similar part-time occupations can also be considered where it can be demonstrated that it is the predominant occupation.</p> <p>OR</p> <p>Bone fide applicants who are not considered eligible under the preceding categories may be considered as qualifying to build a permanent home in the rural areas, subject to being able to satisfy the Planning Authority of their commitment to operate a full time business from their proposed home in a rural area, as part of their planning application, in order for example, to discourage commuting to towns or cities. Applicants must be able to submit evidence that:</p>

⁵ People who have a 'housing need' are considered to be people who have never owned a rural house (except where it can be demonstrated that the dwelling is no longer suitable to the applicants needs).

Rural Area Type	Permitted	Definitions
	<p>  Housing for people with exceptional health and/or family circumstances building permanent residences for their own use. </p>	<ul style="list-style-type: none"> their business will contribute to and enhance the rural community in which they seek to live and that they can satisfy the Planning Authority that the nature of their employment or business is compatible with those specified in the local needs criteria for rural areas so as to discourage those that are not location specific (e.g. telesales or telemarketing) i.e. that they are serving a need in their local rural area. <p>Special consideration shall be given in cases of exceptional health circumstances – supported by relevant documentation from a medical practitioner proving that a person needs to live in a particular environment or close to family support, or requires a close family member to live in close proximity to that person. In cases where an applicant needs to reside near elderly parents so as to provide security, support and care, or where elderly parent(s) need to reside near an immediate family member favourable consideration will also be given. Similar consideration will be given to a relative of an elderly person who has no children.</p>
Stronger Rural Area	As above with the alterations to the definitions of 'local rural area'	<p>As above for 'Areas under strong urban pressure' except 'local rural area' is defined as within a 15km radius of where the applicant has lived or was living. Where the site is of a greater distance but the applicant can demonstrate significant ties with the area for example immediate family or long term landownership then these applications will be considered on their merits.</p> <p>The 'local rural area' includes the countryside, Strong Villages, Smaller Villages and Rural settlements but excludes District towns, Larger Town, Towns and The Hub.</p>
Structurally Weak Area	Housing for people building permanent residences for their own use.	N/A

Rural Area Type	Permitted	Definitions
Coastal Zone/NHA	<p> Housing for 'local rural people' building permanent residences for their own use who have a definable 'housing need' building in their 'local rural area'</p> <p> Housing for persons working within the area building permanent residences for their own use who have a definable 'housing need'</p>	<p>'Local rural people' are defined as people who were born or have lived full time for a minimum period of five years in that 'local rural area'. This includes people who have lived there in the past/returning emigrants. It also includes persons who were born or reared in an area but that area is within a settlement boundary/zoned land. A local rural person also includes a person who has links by virtue of being a long term rural landowner or the son or daughter or successor of such a person.</p> <p>'Local rural area' is defined as within the immediate vicinity of the specific designated area and a maximum of 3km radius of where the applicant has lived or was living. The 'local rural area' includes the countryside only.</p> <p>Such persons shall be defined as persons who by the nature of their work have an over-riding functional need to reside permanently in the specific designated area and that do not have access to appropriate land outside that area. Such circumstances will normally apply to land or business owners involved in full-time farming, horticulture, forestry or marine or tourism (not including B&Bs) related activities or bone fide applicants who are not considered eligible under the preceding categories but may be considered as qualifying to build a permanent home in the rural area, subject to being able to satisfy the Planning Authority that the nature of their employment requires them to be located in the specific designated rural area based on the services they would provide to that specific designated area and that they would enhance the specific designated area.</p>
National Primary Roads	See Chapter 8	

Rural Area Type	Permitted	Definitions
Upland, River Valley and Coastal landscape character units or Landscapes of Greater Sensitivity	Development will be facilitated in these areas where the landscape has the capacity to absorb such development. Where the Council considers that there is a risk of individual or cumulative adverse impacts, the Council will only consider proposals for housing developments where the applicant has demonstrated an overriding need to reside in the particular location	In determining whether an applicant has an 'over-riding need' to live in a particular location the Planning Authority will consider criteria such as long-term landownership and exceptional health circumstances (as outlined above). The applicant must demonstrate that the need for a dwelling cannot be accommodated elsewhere.
Note: Where two policy areas overlap the more restrictive of the two policies will apply. For example there are significant areas which designated as 'Landscapes of Greater Sensitivity' which will overlap with the Coastal Zone. In these areas the Coastal Zone Criteria will apply.		

4.3.3.3 Occupancy Conditions

To ensure that dwellings are being used in accordance with the needs accommodated in the Sustainable Rural Housing Strategy, the Planning Authority will impose 'Occupancy Conditions' on grants of planning permissions in 'Areas under Strong urban Influence' and 'Stronger Rural Areas', Coastal Policy Areas/Natural Heritage Designations and as appropriate in Landscapes of Greater Sensitivity and on National Roads. The length of the agreement shall be 5 years.

4.3.3.4 Permanent Residence Condition

The Planning Authority will attach a condition to all applications granted for one-off houses in the open countryside which will require that the houses shall be used as permanent residences only.

4.3.3.5 Design

Well designed and sited dwellings can make a positive contribution to the landscape within which they are situated. High quality design can also ensure that buildings are comfortable places to live and are energy efficient. The design shall be appropriate to the particular location and suitable to the Landscape Character in which they are situated. Detailed design advice has been included in Chapter 17.

It is an objective of the Council:

Objective RH09

To ensure that the rural houses are of high quality design and well sited in the landscape.

4.3.4 Specific Types of Rural Housing

4.3.4.1 Replacement of Dwellings and Refurbishment of Dwellings

The reuse of our existing housing stock can be considered as a sustainable use of existing resources and it will generally be encouraged. In the first instance it is preferable to reuse the existing housing stock in order to retain our vernacular housing stock and for reasons of sustainability. However, there

will be instances where this is not appropriate and the Council may consider the replacement of these dwellings in appropriate circumstances.

It is an objective of the Council:

Objective RH10

To adopt a presumption in favour of the retention of existing traditional dwellings with appropriate adaption, as required, subject to normal planning and environmental criteria and, where appropriate, the development management standards laid down in Chapter 18.

Objective RH11

To facilitate the replacement of dwellings where it has been demonstrated that a dwelling cannot be retained having regard to sustainability or structural condition or where the dwelling concerned is not worthy of retention subject to the criteria outlined in Table No. 12, normal planning and environmental criteria and the development management standards laid down in Chapter 18.

Table No. 12 Replacement of Dwellings and Refurbishment of Non-habitable Dwellings

	Favourably Considered	Criteria
Replacement of habitable dwellings	Replacement on the same site with a dwelling of the same or such larger size as would be reasonably considered as an extension of the original dwelling house in all 'rural area types'	<p>The dwelling shall generally be on the same footprint as the existing dwelling or such other footprint as would have lesser associated impacts. The applicant is advised to consult with the Planning Authority in advance of the submission of a planning application.</p> <p>The development shall be subject to the Development Management Standards in Chapter 18. Occupancy and Permanent Residence conditions will not be attached to these permissions.</p> <p>The applicant will be required to demonstrate that the dwelling has been recently (last 5 years) inhabited or that the use has not been abandoned (e.g. utility bills).</p>
Replacement of 'substantially intact' non-habitable dwellings	Replacement of non-habitable dwellings which are substantially intact with a dwelling of the same or such larger size as would be reasonably considered as an extension of the original dwelling house in all rural area types.	<p>The dwelling shall generally be on the same footprint as the existing dwelling or such other footprint as would have lesser associated impacts. The applicant is advised to consult with the Planning Authority in advance of the submission of a planning application.</p> <p>The development shall be subject to the Development Management Standards in Chapter 18. Occupancy and Permanent Residence conditions will not be attached to these permissions.</p> <p>'Substantially intact' for the purposes of this section means four walls and a roof (whether or not the roof is partially damaged).</p>
Replacement of non-habitable dwellings	Replacement of non-habitable dwellings other than those listed above will be considered as if there was no dwelling on the site. This would include those dwellings in a ruinous condition or not 'substantially intact'.	<p>These will be considered as if there is no dwelling on the site and the applicant must comply with the Criteria for Individual Rural Housing outlined in Table No. 11 unless there is an overriding environmental reason which would merit their replacement.</p> <p>The development shall be subject to the Development Management Standards in Chapter 18. Occupancy and Permanent Residence conditions will be attached to these replacement dwellings in accordance in policy areas where such conditions would normally apply.</p>
Refurbishment of derelict dwellings.	Refurbishment of derelict dwellings	<p>The walls of the structure must be substantially intact. The design must be in scale with the structure and the modifications shall be appropriate to the character of structure.</p> <p>The development shall be subject to the Development Management Standards in Chapter 18. Occupancy conditions and Permanent Residence will not be attached to these permissions.</p>

4.3.4.2 Individual Holiday Homes

There are many individual holiday homes throughout County Wexford. While they provide a tourism revenue to the County, the challenge for the Council is to manage the development of holiday homes to ensure that people can continue to enjoy our County and that tourism can continue to be an important input into our economy while ensuring that location of such houses does not impact on the natural and cultural assets which are the very reasons that people come to Wexford. The approach adopted is to concentrate future holiday homes in existing settlements in the County. Holiday home development will also be accommodated in accordance with the criteria outlined in Table No. 12 on replacement dwellings and refurbishment of dwellings and through the take up of vacant dwellings throughout the County. Further detail on holiday homes are included in Chapter 7 and Chapter 13.

It is an objective of the Council:

Objective RH12

To prohibit individual new build holiday homes outside the existing settlements outlined in the Settlement Hierarchy in Chapter 3.

Objective RH13

To facilitate the conversion of substantially intact vernacular buildings (houses or farm/industrial buildings) within or outside settlements for individual holiday home use subject to normal planning and environmental criteria and the development management standards laid down in Chapter 18.

Chapter 5 Climate Change

5.1 Introduction

The Irish climate is changing in line with global and regional trends. Some of the observed and predicted impacts for Wexford include⁶:

- Greater rainfall changes than elsewhere in Ireland
- Given the County's extensive 'soft shorelines', coastal areas are likely to be more vulnerable to increased coastal erosion and coastal flooding due to increased sea levels and potential increases in storm surges
- Agriculture in Wexford may be the first to experience opportunities for crop growth and management changes due to warmer weather and drier summers
- Warmer soil temperatures and water shortages during the summer with a greater need for irrigation
- Reduced river flows during summer and autumn and increased river flows during winter which will require active management to protect people, infrastructure and the environmental quality.

These changes have impacts, both positive and negative, on:

- Agriculture, forestry and biodiversity
- Coastal areas, marine resources and surface water
- Settlements, human health and tourism
- Transport, communications, energy and industry

5.2 Policy Context

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

⁶ Sweeney, J, (2008) "Adapting to Climate Change in County Wexford", National University of Ireland, Maynooth. This presentation was given during the Wexford County Development Board Conference entitled 'Climate Change and You-Leading the Local Response' (April 2010).

Strategy 2007-2012 sets out a range of measures, building on those already in place under the first National Climate Change Strategy (2000), 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, industrial and commercial and agriculture and waste as well as cross-sectoral actions. Local Authorities are key agents for change at local level in achieving target reductions.

National Renewable Energy Action Plan

The EU Renewables Directive 2009/28/EC promotes the use of energy from renewable sources and set the EU's 20% renewable energy target by 2020. Ireland was set a renewable energy target of 16% target by 2020. The National Renewable Energy Action Plan sets out the Government's strategic approach and concrete measures to deliver this target which includes:

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

The Government is also looking beyond 2020 in terms of the significant opportunities to develop Ireland's abundant offshore renewable energy resources, including offshore wind, wave and tidal energy.

Draft Methodology for Local Authority Renewable Energy Strategies (Sustainable Energy Authority of Ireland, 2011)

There is a growing trend and need to prepare strategies for the co-ordinated development of renewable energy sources. These strategies will allow Local Authorities to maximise the renewable energy resource and potential of its area and assist in the transition to a low carbon economy. The Sustainable Energy Authority of Ireland (SEAI) has produced draft methodology guidelines for Local Authorities when preparing Renewable Energy Strategies.

Planning and Development Act 2000 (as amended)

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.

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

The Regional Planning Guidelines for the South-East Region 2010-2022 (SERPGs) propose to develop a Climate Change Action Plan for the South-East Region in partnership with Local Authorities and other stakeholders. The SERPGs recommend that Local Authorities develop Climate Change Strategies, which will have a significant influence over greenhouse gas emissions in the South-East.

5.3 Adapting to Climate Change

Everyone can play a part in tackling climate change by improving energy efficiency, investing in renewable energy and adopting sustainable transport and development practice. The Council recognises that significant changes are required to address the necessity of adaptation to climate change and that the Council is a key agent for change and raising awareness at local level.

Adapting to climate change is an underlying theme throughout the Plan and it expressly influenced the formulation of the following sections:

- Settlement Strategy
- Transport Strategy
- Economic Development Strategy
- Energy
- Flood Risk Management
- Coastal Zone Management

The key aims of the Council are to minimise the County's contribution to climate change and 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 other related objectives in other chapters of the 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.

Minimising the County's Contribution to Climate Change

This can be achieved by reducing greenhouse gas emissions, promoting the transition to a low carbon economy and the use of sustainable renewable energy. The Plan supports a reduction in greenhouse gases through its objectives, including:

- Raising awareness of climate change and its impacts
- Integrating land use and transportation thereby reducing the distance people need to travel to their homes, workplaces and other amenities and services
- Developing public transport so as to facilitate a modal shift towards more sustainable transport options and encouraging the use of electric vehicles
- Promoting sustainable agriculture such as afforestation which not only acts a carbon sink but is also a source of renewable fuel and biomass
- Reducing waste production
- Promoting and facilitating sustainable renewable energy sources as an alternative source of energy to fossil fuels.

The Plan supports the development of sustainable renewable energy sources for its role in reducing fossil fuel dependency and greenhouse gas emissions and facilitating the transition to a low carbon economy. The Wexford County Development Board document Positioning Wexford for the Upturn-Towards Sustainable Growth and Development focuses on 'Greening Wexford'. The starting point is the transition to a low carbon economy which is an attractor for inward investment and an enabler for indigenous industry. A low carbon economy is focused on clean, low carbon technologies and promotes the

development of sustainable renewable energy sources. The Economic Development Strategy in this Plan supports the development of renewable energies and sustainable construction.

The Plan promotes the development and use of renewable sources of energy such as wind, tidal and energy crops, as a sustainable solution. The energy potential of these resources can be harnessed to meet the energy needs of the County and perhaps can be exported as an economic output. The Council will prioritise the development of renewable energy resources and the maximisation of electricity production from renewable sources where possible.

Minimising the consequences to people, property, vulnerable infrastructure and the environment

This will be achieved through a series of measures including:

- Ensuring new development is appropriately located, in particular in coastal areas vulnerable to coastal erosion and coastal flooding
- Encouraging that the design of new developments take account of the predicted impacts of climate change
- Promoting the protection of the County's green infrastructure which will provide many benefits, as it regulates temperature, reduces storm flows, provides clean water and air
- Promoting energy planning and energy efficiency in buildings.

It is an objective of the Council:

Objective CC01

To have regard to the National Climate Change Strategy 2007-2012 and any updated version of this document published during the lifetime of the Plan.

Objective CC02

To have regard to the any future Climate Change Action Plan for the South-East Region.

Objective CCO3

To prepare, in conjunction with other key stakeholders, a Climate Change Strategy for the County during the life time of the Plan.

Objective CC04

To minimise greenhouse gas emissions in order to contribute to a reduction and avoidance 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 CC05

To prepare a Renewable Energy Strategy for County Wexford during the lifetime of the Plan, which will build on and support the Wind Energy Strategy 2013-2019, any Climate Change Strategy prepared for the County and the National Renewable Energy Action Plan (Department of Communications, Energy and Natural Resources, 2010).

Objective CC06

To adopt sustainable planning strategies through the integration of land use and transportation as a means of reducing greenhouse gas emissions.

Objective CC07

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 CC08

To encourage improved energy efficiency of existing building stock and to promote energy efficiency and conservation in the design and development of all new buildings and in residential schemes in particular.

Objective CC09

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.

Chapter 6 Employment, Economy and Enterprise

6.1 Introduction

The Council plays a critical role in the promotion of economic development through the formulation of proactive objectives aligned within the principles of proper planning and sustainable development. Economic development is vital to maintain strong communities and towns within the County. The economy in Wexford, just like the rest of Ireland, has seen considerable change during the last number of years. The County is facing major economic challenges that were not even contemplated when the last plan was adopted in 2007.

Unemployment in Wexford needs to be dealt with through a co-ordinated economic strategy which capitalises on our assets, supports local entrepreneurship, attracts foreign investment and facilitates development in a sustainable manner.

This chapter sets out how the Council will proactively encourage the economic development of both urban and rural areas within the County in accordance with the principles of proper planning and sustainable development. The Economic Development Strategy will align new economic and employment development with the role and function of the County's main towns and villages as determined by the objectives set out in the National Spatial Strategy 2002-2020 (NSS) and the Regional Planning Guidelines for the South-East Region 2010-2022 (SERPGs).

6.2 Policy Context

Europe 2020: A Strategy for Smart, Sustainable and Inclusive Growth

The European Union proposes a strategy to support employment, productivity and social cohesion in Europe. Its three priorities for Europe in 2020 are:

- Smart growth, through the development of knowledge and innovation
- Sustainable growth, based on a greener, more resource efficient and more competitive economy
- Inclusive growth, fostering a high employment economy delivering economic, social and territorial cohesion.

National Spatial Strategy 2002-2020 (NSS)

The NSS provides a spatial planning framework for Ireland. It states that the characteristics, location, concentration and distribution of future economic activity will have a crucial bearing on the achievement of a more balanced spatial development. It highlights future trends in economic development as follows:

- The majority of new jobs will be created in the service sector
- Preference will be for companies to locate near major points of consumer demand
- Local services are important to cater for an expanding and ageing population
- To remain competitive, companies will need to increase the technological content of their products
- Regions with a strong population base that can support the required business infrastructure will attract industry
- A high quality environment is necessary for business to attract skilled labour
- Access to customers, suppliers and other sources of information will remain a critical requirement for business success.

National Development Plan 2007-2013

The National Development Plan 2007-2013 Transforming Ireland - A Better Quality of Life for All focuses on investment around the NSS, Regions, Gateways and Hubs. Investment for enterprise, science and innovation will be spread across the following programme areas:

- Science, Technology and Innovation
- Enterprise Development
- Tourism Development
- Agriculture and Food Development
- Rural, Social and Economic Development
- Gaeltacht and Islands Development
- Marine and Coastal Communities
- Enterprise, Science and Innovation

Building Ireland's Smart Economy - A Framework for Sustainable Economic Renewal 2008

The Irish Government's recovery strategy prioritises five key action areas for national economic recovery which include:

1. Securing the enterprise economy and restoring competitiveness
2. Building the ideas economy – creating 'the innovation island'
3. Enhancing the environment and securing energy supplies
4. Investing in critical infrastructure
5. Providing efficient and effective public services and smart regulation.

Innovation Ireland: Report of Innovation Taskforce (2010)

This document, prepared by the Department of the Taoiseach, puts forward a number of requirements needed to achieve economic success. High quality physical infrastructure is particularly important for the future success of the economy. One key infrastructure is high quality broadband necessary for the Smart Economy. It also emphasises that wet laboratory space⁷ for the life sciences is at a deficit.

Horizon 2020 – IDA Ireland Strategy (2010)

This document gives an overview of the IDA's direction and set out targets for jobs and investments with particular focus on global services, high-end manufacturing and research development and innovation. As part of its steps to transformation, it states that 50% of foreign direct investment projects will be located outside Cork and Dublin. It states that sites need to be made attractive, infrastructural improvements in transport and energy are important and high speed broadband is a priority. The Strategy also points out that Local Authority charges and infrastructural prices should not act as a deterrent.

Developing Ireland's Green Economy (2009)

The report of the High-Level Group on Green Enterprise set up by the Tánaiste and the Minister for Communications, Energy and Natural Resources

⁷ Laboratories where chemicals, drugs or other material or biological matter are tested and analysed requiring water, direct ventilation and specialised piped utilities.

points to the following sectors as having employment opportunities and having export potential:

- Renewable energy
- Efficient energy use and management (including eco-construction)
- Waste management, recovery and recycling
- Water and wastewater treatment

It also identifies creating green zones and green clusters which can be used to market the economy.

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. It states that 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.

Regional Planning Guidelines for the South-East Region 2010-2020 (SERPGs)

The guiding principles which underpin the South-East Regional Authority's economic strategy are:

- The need for a critical mass of population in the Region and in the main settlements
- The establishment of a University in the South-East by utilising and building upon the existing network of third and fourth-level educational establishments at Waterford, Carlow, Kilkenny, Wexford and Clonmel
- Development of a range of skills and innovation capacity
- Improved access and transport linkages
- An environment which is attractive for people to live in
- The Regional Competitiveness Agenda developed by Forfás which outlines the factors of competitiveness being: enterprise dynamic,

knowledge and innovation, quality of life, leadership and strategic capacity, skills and education and economic infrastructure.

The SERPGs identify the types of industries that offer long-term prospects for generating revenues. These are in the new technologies and knowledge based areas such as information and communications technology, medical devices, biotechnology, pharmaceuticals, the green economy and renewable energy. The SERPGs identify appropriate locations for increased enterprise activity. These are shown in Table No. 13.

Table No. 13 Appropriate Locations for Enterprise

Gateway	Business and Technology Parks - IDA Enterprise Parks – Enterprise Ireland Industrial Estates – Local Authorities/CEB/Private University standard third and fourth-level educational facilities
Hubs and County Towns	Business and Technology Parks - IDA County Enterprise Parks – Enterprise Ireland Industrial Estates – Local Authorities/CEB/Private Third and fourth-level educational facilities – IT and outreach centres
Large Towns	Industrial Estates – Local Authorities/CEB/Private Enterprise Parks – Local Authorities/CEB/Private
District Towns	Industrial Estates - Local Authorities/CEB/Private District Enterprise Centres – Local Authorities/CEB/Private
Key Local Towns	Local Business Incubator Units - Local Authorities/CEB/Private

South East Tourism Development Plan 2008-2010

This plan, prepared by Fáilte Ireland, outlines strategic goals to develop and market the Region. It is discussed in greater detail in Chapter 7.

Positioning Wexford for the Upturn - Towards Sustainable Growth and Development

This report was produced by Wexford County Development Board in April 2010. It focuses on initiatives and actions that can be taken by people living and working in Wexford to achieve sustainable growth and development of the Wexford economy. The report highlights 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)

Rural Development Programme 2007-2013 Guidelines and Operating Rules (Wexford Local Development)

Wexford Local Development (WLD), established in 2009, involved the amalgamation of the three companies: Wexford Organisation for Rural Development, County Wexford Partnership and Wexford Area Partnership. The Rural Development Programme aims to improve the quality of life in rural areas and encourage diversification of economic activity through the implementation of local development strategies. It places a major emphasis on economic activity, job creation and sustaining existing jobs, generation of additional and alternative incomes in rural areas and the implementation of innovative approaches to rural development at a local level.

The following projects are considered eligible for funding under the Rural Development Project:

- Diversification into non-agricultural activities
- Support for business creation and development
- Encouragement of tourism activities

- Basic services for the economy and rural population
- Village renewal and development
- Conservation and upgrading of the rural heritage
- Training
- Co-operation projects
- Analysis and development

6.3 Business and Industry in Wexford

Wexford has attracted a number of prominent companies throughout the years such as Coca Cola, Zurich, PNY Mellon and BARD Medical. It also has indigenous businesses that make a significant contribution to the national economy such as Nolan Transport, Celtic Linen, DoneDeal and Datapac.

The Industrial Development Agency (IDA), Enterprise Ireland and Wexford County Enterprise Board (CEB) support industry and enterprise in Wexford. They assist in all aspects of business promotion, including providing financial support, securing international trade, creating new partnerships and providing advice and training. The enterprise sector is a driver of economic growth.

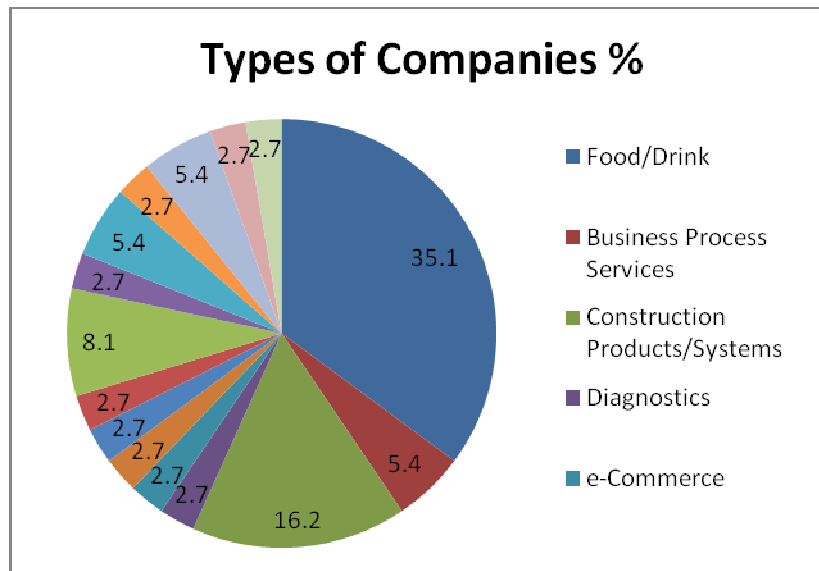
Wexford has many assets to attract companies and as a result a number of international companies have chosen to locate in the County of Wexford. Table No. 14 shows the IDA client companies that have chosen Wexford; where they originated, their activities and location in Wexford. Their varied locations show that the County as a whole has the ability to attract companies. It is apparent Wexford Town still maintains its position as the most attractive town.

Table No. 14 IDA Client Companies

Company	Activity	Country of Origin	Location
Atlantic Industries	Coca Cola flavouring operation	United States	Drinagh, Wexford Town
Snap-Tite Europe BV	Precision couplings and valves	United States	Drinagh, Wexford Town
Equifax Commercial Services Ltd	Data processing	United States	Drinagh, Wexford Town
Waters Technology	Chromatography Columns	United States	Drinagh, Wexford Town
Theo Benning Ireland	Measuring/control equipment	Germany	Wexford Town
Carl Zeiss Vision Ireland Ltd	Ophthalmic lenses	Germany	Wexford Town
PNC Global Investment Servicing (Europe) Ltd	Funds administration	United States	Drinagh, Wexford Town
Cardo Production Wexford Ltd	Manufacturer of submersible pumps	Sweden	Wexford Town
Lake Region Medical Ltd	Guide wires	United States	New Ross Town
Irish Driver-Harris Company Ltd	Electrical cables	United States	New Ross Town
Reynaer's Manufacturing Ltd	Aluminium accessories	Netherlands	Enniscorthy
ITW Gorey	Plastic film	United States	Gorey

Enterprise Ireland plays an important role in supporting enterprise in the County. Figure No. 1 provides a breakdown of their client companies in Wexford since 2010.

Figure No. 1 Enterprise Ireland-Type of Client Companies 2010



Food and drinks related enterprises account for 35.1% of Enterprise Ireland's client companies and include companies such as Stable Diet, Slaney Meats International, Kavanagh Meats Enniscorthy, J. Donohoe Beverages, Wexford Creamery, Killowen farm products, Irish Country Meats, Drover Foods, Kilmore Fish Co, Sofrimar, Atlantis seafood, Wrights of Howth Export Kilmore and Paganini ice cream. This demonstrates that Wexford has a strong tradition in food related industries and reinforces Wexford County Development Board's recommendation to include food as a 'Pillar for Growth'.

Construction products/systems account for 16.2% of Enterprise Ireland's clients and include companies such as Wexford Concrete Products Ltd, Dermot Keating Construction and Hansa Steel Ltd. General engineering companies represent 8.1%.

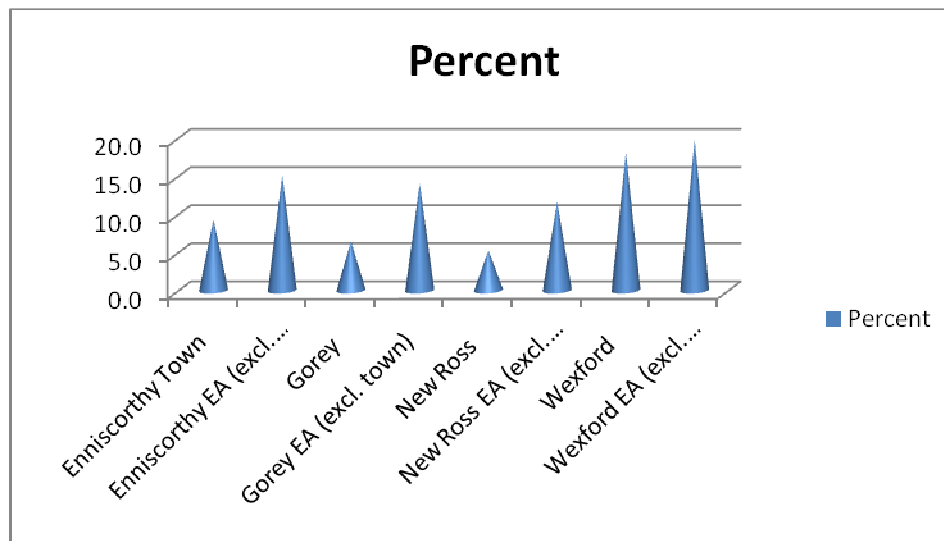
Wexford CEB helps people to start their own business and existing small businesses to grow and develop with a range of practical supports including advice, training, mentoring, networking and grant aid. During the period 2007-

2011 Wexford CEB provided €2,848,593 grant assistance to 175 projects. They also carried out training and mentoring programmes involving 2,817 participants throughout that period. Table No. 15 and Figure No. 2 provide details of the type of grants, the amounts awarded and the locations of businesses who received grants. A priming grant is for a business less than 18 months old (a start up business). A business expansion grant is for a business over 18 months old.

Table No. 15 Breakdown of Grants awarded by Wexford CEB

Year	Projects Approved for 2011	Number	Amount
2011	Priming Grants	9	€131,435
	Expansion Grants	14	€312,248
	Feasibility Study Grants	9	€82,157
2010	Priming Grants	18	€401,425
	Expansion Grants	14	€168,525
	Feasibility Study Grants	10	€101,900
2009	Capital Grants	15	€344,035
	Employment Grants	6	€60,000
	Priming Grants	2	€22,500
	Expansion Grants	2	€22,500
	Feasibility Study Grants	14	€63,100
2008	Capital Grants	13	€293,283
	Employment Grants	8	€97,500
	Feasibility Studies	7	€30,900
2007	Capital Grants	19	€616,485
	Employment Grants	5	€ 52,500
	Feasibility Studies	10	€ 48,100
Total		175	2,848,593

Figure No. 2 Locations of companies to which grants were awarded by Wexford CEB



6.4 Economic Development Strategy

The Economic Development Strategy is focused on developing the strengths and opportunities offered by the County's location, transport links, natural and built resources and its people. The Strategy seeks to harness the economic potential of the County's urban areas, in particular the Hub of Wexford Town, and the significant opportunities offered by the County's rural areas, its enterprises and their appropriate diversification. The Strategy aims to maximise, where possible, opportunities for job creation, innovation and the promotion of new sectors. The successful implementation of the Strategy is dependent on the Council and key stakeholders working together to ensure the efficient and effective use of resources and investment.

The Strategy has been formulated having regard to key national, regional and local economic development policies. It is supported by the objectives in this chapter and other chapters in the Plan, in particular, the transport, infrastructure, energy, tourism and education chapters. The Economic Development Strategy for County Wexford is:

1. To promote the development of industry and manufacturing activities, in particular the health life science and food production sectors. Such developments will be facilitated through the provision of serviced

industrial, enterprise and business and technology parks in the Hub, Larger Towns and District Towns, and will be supported by high quality telecommunications and broadband infrastructure and good transport links.

2. To promote and facilitate the development of research, technology and innovation enterprises as a means of contributing to the 'smart economy' and attracting inward investment into the County and the South-East Region.
3. To further develop and expand educational facilities and opportunities in the County as a means of contributing to the 'smart economy', 'upskilling' the County's workforce and attracting inward investment into the County and the South-East Region.
4. To maximise the County's tourism potential by protecting and supporting the appropriate development of the County's tourism assets including rivers, coastline, historical and cultural assets and the natural and built environment. To promote the development of 'spin-off' tourism projects such as food production, arts and crafts, visitor centres and facilities, as a means of providing alternative sustainable employment opportunities for local communities and rural areas.
5. To develop the County's potential for the development of renewable energies, energy crops and sustainable construction, both for its role in reducing the County's dependence on fossil fuels and its role in creating direct and indirect employment generation.
6. To protect and facilitate the appropriate and sustainable development of the County's aggregates resources and extractive industry, both for its direct and indirect contribution to economic development and job creation.
7. To protect and facilitate the sustainable development of the County's agricultural resources. To support the development of farm-diversification projects, such as afforestation, food production, farm accommodation and incubator units, as a means of providing alternative sustainable income for the agricultural community and rural areas.

8. To maximise the potential of the County's ports as drivers for economic development, in particular, the transport and logistics sector, tourism, food and manufacturing sectors.
9. To support and maximise the contribution of fishing, aquaculture and forestry as an employment and economic asset.
10. To promote the development of e-working and home-based economic activity for its role in reducing commuting, achieving sustainable travel patterns and thereby improving quality of life for workers.

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.

The Council will ensure that Town Development Plans and Local Area Plans play a positive role by ensuring they include objectives to promote a wide range of enterprise and employment opportunities and that adequate land and infrastructure are in place to attract industry and enterprise to the County. The Town Development Plans and Local Area Plans will provide zoned land for economic use; the amount being appropriate to the designated role and function of the town or village.

It is an objective of the Council:

Objective ED01

To ensure that sufficient serviced land is available for enterprise and employment related development through the zoning of appropriate lands in Town Development Plans and Local Area Plans. Economic development proposals will be permitted within settlements on suitably zoned land or within towns and village settlements defined within the Core Strategy/Settlement Hierarchy, subject to the proper planning and sustainable development of the area, compliance with normal planning and environment criteria and the development management standards contained in Chapter 18. The Council will ensure that suitable industrial and commercial lands are protected from

inappropriate development that could compromise the economic potential of these lands.

Objective ED02

To consider economic development proposals of a scale which are appropriate to the town or village's location within the Core Strategy/ Settlement Hierarchy, or an enterprise in a rural area, so as to achieve sustainable balanced economic development subject to compliance with normal planning and environmental criteria and the development management standards contained in Chapter 18.

6.4.1 Industry, Manufacturing, Research, Technology and Innovation

Industry and enterprise as sectors are crucial drivers of economic growth. As discussed previously Wexford has attracted a number of prominent companies throughout the years. They have different requirements in terms of land type, location, accessibility and availability of a skilled workforce. Developments will be facilitated through the provision of serviced industrial, enterprise and business and technology parks in the Hub, Larger Towns and District Towns.

It the objective of the Council:

Objective ED03

To permit the extension of an existing industrial or enterprise facility within towns or villages provided the resultant scale and form of the enterprise is compatible with the character and scale of the area and subject to compliance with normal planning and environmental criteria and the development management standards contained in Chapter 18.

Objective ED04

To permit the extension of an existing industrial or enterprise facility within the countryside provided the resultant scale and form of the enterprise is compatible with the character and scale of the area and subject to compliance

with normal planning and environmental criteria and the development management standards contained in Chapter 18.

6.4.2 Educational - Third Level Institution and the Knowledge Economy

The presence and development of the Wexford campus of Carlow Institute of Technology has provided local access to further educational opportunities, which can attract inward investment with the increased number of skill-sets in the area. The report by the Department of Taoiseach titled Innovation Ireland: Report of Innovation Taskforce (2010) states that an education system which fosters independent thinking, creativity and innovation is vital to achieving the smart economy. Education is discussed in greater detail in Chapter 16. In terms of economic development, the Council will support the expansion of its third level institution and the development of other types of educational facilities.

It is an objective of the Council:

Objective ED05

To support and encourage the further expansion of existing third level educational facilities in the County in order to improve education, training and skills development in the workforce subject to compliance with normal planning and environment criteria and the development management standards contained in Chapter 18.

Objective ED06

To encourage and support research, development and innovation in collaboration with educational institutions and development agencies and to provide sufficient zoned land for this purpose.

6.4.3 Tourism

Tourism plays an important role in the economic development of Wexford. It has been traditionally an area of strength in Wexford where holidaymakers come to enjoy the County's extensive coastline and its rich architectural, natural and cultural heritage. The Wexford County Development Board's

Action for Change (2009) advocates maximising the tourism ‘brand’ identity of Wexford as a ‘Natural Heritage and Culture Destination’. The Council recognises the important role that tourism could play in economic development and therefore the Council will aim to promote and facilitate the tourism role of Wexford, while protecting and improving the quality of the County’s tourism products and environmental quality. The Sustainable Tourism Development Strategy and its supporting objectives are set out in Chapter 7.

It is an objective of the Council:

Objective ED07

To develop and maximise the tourism potential of Wexford by facilitating the expansion of existing and the provision of new sustainable tourism products, facilities and infrastructure, subject to compliance with normal planning and environment criteria and the development management standards contained in Chapter 18.

6.4.4 Renewable Energies, Energy Crops and Sustainable Construction

Renewable energies are being pushed to the forefront of the economic recovery discourse. Wexford is ideally positioned to capitalise on its assets in terms of hydro, solar, tidal and wind energy. Similarly, given that the County has a strong tradition in construction (13 % in 2006 census involved in construction) there are opportunities to avail of this skill sets for the manufacturing of these new technologies. Wexford can also utilise its skills from the agricultural sector in the provision of energy crops to fuel many of these new technologies.

There is potential in the area of biomass energy crops from forestry, willow and miscanthus. Potential also exists for anaerobic digestion which involves the conversion of organic waste and wet biomass into renewable energy. New emerging technologies can also be embraced to realise this sector’s full potential.

The Council recognises that a range of opportunities exist in renewable energies and energy crop production for farmers, energy producers and businesses. The provision of renewable energy solutions will help attract business to County Wexford as it provides a cheaper, cleaner solution that reduces the carbon footprint and will assist the transition to a low-carbon economy.

It is an objective of the Council:

Objective ED08

To facilitate and encourage the development of 'green' industries including industries relating to renewable energy, energy-efficient technologies, waste recycling and conservation on appropriately zoned land or on land within villages to a scale and size that is in keeping with the character of the area, subject to complying with normal planning and environmental criteria and the development management standards in Chapter 18. Green industries will not be permitted outside settlements unless the development complies with the locational requirements of waste management facilities outlined in Chapter 10 and subject to complying with normal planning and environmental criteria and the development management standards contained in Chapter 18.

6.4.5 Aggregates Resources and Extractive Industry

Notwithstanding the recent downturn, extractive enterprises can make a significant contribution to the long-term economic well-being of County Wexford, through providing direct employment opportunities and as a local source of raw materials, particularly for the construction industry. The Council will therefore facilitate appropriately sited, designed and managed extractive enterprises. At the same time, having regard to the potential significant harm which can affect environmental, agricultural, residential, tourist, recreational, landscape and heritage, the Council must also seek to prevent and take action against poorly sited, designed and inconsiderately managed extractive sites.

A thorough examination of quarrying activity in the County has been / will be undertaken by the Council in 2011/2012 further to Section 261a of the Planning and Development Act 2000 (as amended). This process has enabled the Council to obtain a clearer picture of the current extractive industry activity in the County and the scale of work required to ensure on-going compliance with conditions.

This section of the Plan has had regard to Quarries and Ancillary Activities: Guidelines for Planning Authorities (DEHLG, 2004). Inter alia, these guidelines require that Local Authorities identify the location of important deposits of aggregate resources within their area, particularly those deposits of regional or national importance, with a view to safeguarding unworked important deposits, including sand and gravel, for future extraction. The Geological Survey of Ireland (GSI) has been preparing aggregate potential maps for the whole Country. When the maps become available, the Council will consider how it intends to balance the need for non-extractive rural development and amenity with the need to protect those important aggregate resources for possible future use.

It is an objective of the Council:

Objective ED09

To prohibit quarrying development which could significantly impact on the areas designated as being of European importance (such as cSACs and SPAs) where significant detrimental impacts cannot be satisfactorily mitigated, even if significant aggregate resources are identified in such areas by the GSI. A strict precautionary approach will be taken where designated sites will be affected.

Objective ED10

Extractive industry sites can themselves create important new habitats, and further to the key objective of this Plan to protect and enhance the County's unique natural heritage and biodiversity, while promoting and developing its cultural, educational and eco-tourism potential in a sustainable manner, the

Council will require that the operators of all proposed quarrying sites maximise the bio-diversity potential of their site by including proposals which promote bio-diversity throughout the working life and restoration of the quarry in their application.

Objective ED11

To ensure that permitted extractive industry developments are in accordance with the guidelines on Environmental Management in the Extractive Industry (EPA, 2006), the Wildlife, Habitats and the Extractive Industry (Notice Nature/ Irish Concrete Federation / NPWS 2010) and the Environmental Code (ICF, 2006).

Objective ED12

To ensure facilities for the manufacture of concrete and tarmac, where applicable, are located within existing quarries, to take advantage of a convenient supply of materials, subject to such facilities being appropriately sited, on-going management and controls over the generation of emissions, the access and local roads network being acceptable for the traffic generated and compliance with normal planning and environmental criteria and the development management standards contained in Chapter 18.

Objective ED13

To consider the use of worked out sites for the deposit of inert waste material subject to complying with the necessary environmental and traffic safeguards, particularly when such proposals result in the creation and protection of habitats and subject to compliance with the development management standards contained in Chapter 18.

Objective ED14

To prepare supplementary guidance or vary the plan to include policies which will balance the interests of non-extractive rural amenity and development with the need to protect important aggregate deposits for possible future extraction, if and when such deposits are identified.

Objective ED15

To facilitate the use of extractive industry sites for other purposes such as concrete and tarmac manufacture and the deposit of inert waste material, provided that such activity can take place without generating adverse traffic and other adverse impacts (which cannot be adequately mitigated through sensitive siting and design and on-going compliance with planning conditions) and subject to compliance with normal planning and environmental criteria and the development standards contained in Chapter 18.

Objective ED16

To positively engage with industry representatives lobby groups, local amenity groups, other local authorities, National Parks and Wildlife, state bodies and other interested parties in the on-going development and review of the Council's management and control of extractive activities.

6.4.6 Agriculture

County Wexford traditionally has a strong agricultural base and agriculture plays an important role in the County's economy. The Planning and Development Act 2000 (as amended) defines agriculture as 'horticulture, fruit growing, seed growing, dairy farming, the breeding and keeping of livestock (including any creature kept for the production of food, wool, skins or fur, or for the purpose of its use in the farming of land), the training of horses and the rearing of bloodstock, the use of land as grazing land, meadow land, osier land, market gardens and nursery grounds, and "agricultural" shall be construed accordingly'.

The percentage of persons employed in the agricultural sector has declined from 5.1% in 2002 to 4.68% in 2006. However, it is considered that the sector will be a crucial driver in restoring Ireland's economic growth and creating employment over the next number of years, such as the development of food processing facilities.

Agricultural diversification will also play an important role. Wexford Local Development's Rural Development Programme 2007-2013 identifies the following as farm based activities for diversification:

- Provision of tourism facilities such as renovation of farm buildings for tourism purposes, walking, cycling, angling, pony trekking and bird watching.
- Development of niche tourism and educational services such as arts and crafts, specialty food provision and open farms.
- Development of farm shops selling home/locally grown and manufactured products.

It is an objective of the Council:

Objective ED17

To promote the continued development of food production and processing within the County subject to complying with normal planning and environmental criteria and the development management standards in Chapter 18.

Objective ED18

To promote and encourage food producers and processing to provide associated activities by permitting the expansion and development of existing businesses, subject to complying with normal planning and environmental criteria and the development management standards in Chapter 18.

Objective ED19

To encourage and facilitate the diversification of the agricultural economy through farm diversification as defined by the Wexford Local Development's Rural Development Programme 2007-2013 provided that this does not negatively affect public health, the character and the amenity of the surrounding area or Natura 2000 sites and subject to compliance with normal planning and environmental criteria and the development management standards contained in Chapter 18.

6.4.7 Fisheries and Aquaculture

The sea and inland waters are natural assets which are invaluable not only from a fisheries perspective but also as tourism and environmental resources. The Council recognises that it is imperative that these resources are safeguarded in a sustainable manner for present and future generations. In this context the Council will seek to maintain a clean aquatic environment as fundamental to the sustainability of the fisheries resource by means of water quality objectives and standards. At the same time the Council's aim is to maximise the long term contribution of the sea fishing sector and inland fisheries to the County's economy and to the maintenance of the social fabric of coastal communities.

It is an objective of the Council:

Objective ED20

To support the development of the fisheries and aquaculture industry and support its diversification at appropriate locations, having regard to the requirements of the EU Water Framework Directive, the relevant River Basin Management Plans and the Habitats Directive.

6.4.8 Forestry

Forests and woodlands are a natural resource which can provide commercial, recreational, environmental, amenity and aesthetic benefits to the County. Forestry can provide a supplementary form of farm activity through planting maintenance and harvesting and can also provide a sustainable construction material and a source of renewable energy. Forestry has been identified as a key priority area in the Programme for Government 2011 which includes an annual 14,700 hectare afforestation programme. This will assist in bringing the national forest cover to 17% by 2030. The annual planting targets for broadleaf is 30% of the national planting figure. In 2010 the percentage cover of the Country was 10.82%, with Wexford having an area of 6.75%.

It is an objective of the Council:

Objective ED21

To facilitate the sustainable development of forestry in Wexford provided that it is in harmony with the surrounding landscape, that no undue injury is caused to natural waters, wildlife habitats or conservation areas and subject to compliance with normal planning and environmental criteria and the development management standards contained in Chapter 18.

Objective ED22

To encourage the establishment of a self-sustaining forest industry based on a variety of species and a wide range of post-felling services in proximity to large forested areas which are used for source material, subject to compliance with normal planning and environmental criteria and the development management standards contained in Chapter 18.

Objective ED23

To encourage the establishment of primary, secondary and tertiary forest based processing industries subject to compliance with normal planning and environmental criteria and the development management standards contained in Chapter 18.

6.4.9 Ports

There are two principal ports in the County: Rosslare Europort and New Ross Port. The Council recognises their importance and their economic benefit for the County, the Region and the Country.

Rosslare Europort

Rosslare Europort is a strategic national, regional and County asset. The role of the Port is both a commercial and passenger Port. It handles the largest volume of pedestrian traffic in Ireland and is the major roll-on roll-off (Ro-Ro) passenger and freight service operating the southern Irish Sea.

The SERPGs recognise the development potential of Rosslare Europort in terms of value added shore based economic activity. There is significant development potential in the logistics sector, given its strategic location and road links with Dublin, Cork and other major economic centres. This potential is further explored in Chapter 8.

The Council's document Job Creation from the Generation and Utilisation of Energy from Renewable Energy Resources (June 2010) seeks to create a green economy in County Wexford. The document highlights the potential to develop Rosslare Europort as a Sustainable Energy Zone (SEZ). This involves the development of a centre to support the renewable energy industry with potential for wind, wave, tidal and electric vehicles development. The Europort allows companies in the food sector in County Wexford the benefit of minimising the time it takes to get their produce to market. The Europort also provides an alternative to the airport for tourists and visitors entering the country.

The Rosslare Harbour and Kilrane Local Area Plan 2012-2018 sets out the development role of Rosslare Europort and the objectives to support its future development.

New Ross Port

New Ross Port, which is located at Marshmeadows, is Ireland's only inland Port. The Port specialises in handling dry and liquid bulk. The SERPGs recognise the development potential of the Port. The guidelines include an objective for the development of an additional wharf upstream of the existing wharf and construction of warehousing and open storage. The New Ross Town and Environs Development Plan 2011-2017 acknowledges the economic importance of the Port. The Plan includes objectives to support New Ross Port Authority in developing the Port by facilitating future development in Marshmeadows and providing for port-related activities at Marshmeadows.

It is an objective of the Council:

Objective ED24

To ensure that land with the potential to accommodate port related development at Rosslare Europort and New Ross Port is protected from inappropriate development that would prejudice its long term potential to accommodate this form of development.

Objective ED25

To maximise the economic potential of Rosslare and New Ross port facilities and promote the development of associated port related employment, subject to ensuring that any plan or project associated with the economic development of lands which has the potential to significantly affect a Natura 2000 site is appropriately assessed in accordance with Article 6 of the Habitats Directive in order to avoid adverse impacts on the integrity of the site(s).

Objective ED26

To provide sufficient and suitably zoned land to promote economic activity in the area of the Ports and assist in the realisation of the economic potential of Rosslare Europort and New Ross Port subject to compliance with normal planning and environmental criteria and the development management standards contained in Chapter 18.

Objective ED27

To support the development of Rosslare Europort as a Sustainable Energy Zone (SEZ) and provide the necessary infrastructure to facilitate its development as an SEZ.

Objective ED28

To co-operate with state and semi-state employment agencies and local organisations in promoting, marketing and encouraging enterprises to locate suitable activities in the distribution, logistics and other related sectors in Rosslare Harbour and New Ross.

6.4.10 E-working and Home Based Economic Activity

People are increasingly working from home, either through e-working or through setting up a home based economic activity. 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 usually from home.

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.

E-working carried out in isolation at home does not require planning permission, however home based economic activities require a change of use application. Such uses would include childcare provision (other than that which falls within the exempted development regulations), surgeries for medical practitioners (doctors, dentists, physiotherapists) and small scale enterprises. The assessment of planning applications for home based economic activity is discussed in greater detail in Chapter 18.

It is an objective of the Council:

Objective ED29

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 and subject to compliance with normal planning and environmental criteria and the development management standards contained in Chapter 18.

6.4.11 Retail Development

The retail sector is important for the residents of the County, for visitors and businesses and also as it creates demand for local suppliers and provides local employment. The preparation of the Plan included a full review of the County Retail Strategy 2007-2013, in line with the Guidelines for Planning Authorities Retail Planning (DECLG, 2012). The new Retail Strategy is contained in Volume 4. It sets out retail trends to date and the Council's objectives in relation to retail development in the County for the plan period.

It is an objective of the Council:

Objective ED30

To ensure that all retail development permitted is in accordance with the Guidelines for Planning Authorities Retail Planning (DECLG, 2012) and the Wexford County Retail Strategy.

Objective ED31

To permit retail development of a scale which is appropriate to the level of the town/area within the retail hierarchy and the population of the catchment.

Objective ED32

To prohibit new retail developments if they would either by themselves or cumulatively with other recent developments and proposals seriously damage the vitality and viability of existing town centres.

Objective ED33

To have regard to the findings of the capacity assessment contained in the County Retail Strategy in assessing planning applications. However, when considering any individual planning proposal in any town, the applicant will be required to demonstrate in the Retail Impact Assessment that the floorspace is appropriate having regard to the quantum of floorspace required in that town. The Retail Impact Assessment shall take account of the particular catchment, extant permissions and their likelihood of being implemented and vacancies in the individual towns. Information with regard to extant

permissions can be provided by the Council. The quantitative need for the quantum of floorspace will not be the only deciding factor; the Council will also consider whether any given planning application will be better located sequentially than permitted developments or whether it would be required for qualitative reasons such as strengthening the County's retail profile.

Objective ED34

To promote and protect the designated Primary and Secondary Retail streets as the key locations for retail development.

Objective ED35

To resist applications for planning permission which would result in net loss of convenience and comparison shopping floorspace at ground level on Primary Shopping Streets where this would affect the vitality and viability of these streets.

Objective ED36

To prioritise the reuse of vacant and derelict buildings in the town centre for uses including retail development.

Objective ED37

To encourage 'living over the shop' whereby the upper storeys of buildings have a residential function with the ground floor used for commercial or retail purposes.

Objective ED38

To consider tourism related retail developments in towns and villages or at existing established tourist attractions. The retail facility shall be suitably designed, sited and of a scale that does not detract from the tourism feature and shall be subject to normal planning and environmental criteria and the development management standards contained in Chapter 18.

Objective ED39

To continue to make environmental improvements to the town centres.

Objective ED40

To ensure that all proposed plans or projects relating to retail development (including retail warehouses, factory outlets, shopping centres, convenience shops etc) and any associated improvement works or associated infrastructure (i.e. parking facilities), 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 it shall be subject to Appropriate Assessment. The plan or project will only proceed 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 or 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.

6.4.12 Brownfield sites in Rural and Urban areas

In town and villages the Council will favourably consider the re-use of vacant or derelict buildings and sites for employment and enterprise-generating activities. In the open countryside the possibility of re-using old, vacant or disused sites and agricultural buildings for new rural diversified activities shall be encouraged in order to enhance the visual appearance of an area, and make more effective use of land and stimulate economic activity in both rural and urban areas.

It is an objective of the Council:

Objective ED41

To consider the reuse/redevelopment of brownfield sites in the countryside for farm diversification activities as defined by the Wexford Local Development's Rural Development Programme 2007-2013, subject to compliance with normal planning and environment criteria and the development management standards contained in Chapter 18.

Objective ED42

To consider the re-use/re-development of brownfield sites in town and villages for appropriate economic development proposals subject to the scale of the proposed development and the nature of the proposed process or activity being appropriate to and compatible with the character of the town or village and subject to compliance with normal planning and environmental criteria and the development management standards in Chapter 18.

Chapter 7 Tourism

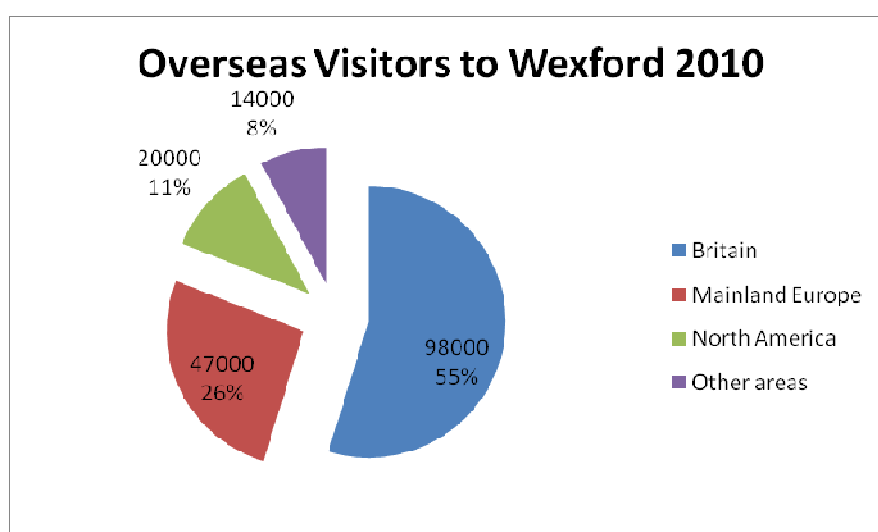
7.1 Introduction

Tourism plays an important economic and social role within the County of Wexford. It has traditionally been an area of strength in Wexford with its reputation as being at the heart of the 'Sunny South-East' where holidaymakers come to enjoy its extensive coastline, rich architecture, natural resources and cultural heritage. It benefits the economy as income derived from tourist activity is distributed across a wide range of economic sectors. Tourism can also be of particular significance in the diversification of the rural economy and in the regeneration of certain towns and villages. In recent years revenue generated by tourism from overseas visitors to Ireland has fallen (€3.9 billion in 2009 representing a drop of 19% in 2008). However, there has been a growth in the domestic market with people opting to holiday at home.

A visitor survey carried out by Fáilte Ireland in 2010 identified Ireland's advantages compared to other destinations. The surveys found that 41% of all holidaymakers mentioned Irish people as being the main advantage, 24% of the respondents cited scenery and 18% stated culture/history.

Fáilte Ireland estimated that the South-East Region welcomed 685,000 overseas visitors in 2010. The preliminary findings indicate that the majority (55%) of these visitors came from Britain. The revenue generated by overseas tourists to County Wexford was €45 million. This was the most revenue generated by tourism in any of the counties in the South-East Region.

Figure No. 3 Overseas Visitors to Wexford in 2010



7.2 Policy Context

National Development Plan 2007-2013

The NDP recognises that tourism is a major instrument of regional and rural economic development, ear-marking tourism marketing, product development and training programmes for funding. It also advocates the development of quality rural tourism products.

The National Spatial Strategy 2002-2020 (NSS)

The NSS outlines the important role that tourism can play in the economic development of towns, villages and rural areas. It recognises Wexford's culture and built heritage as being key assets in the South-East Region. It also indicates that Rosslare can strengthen the southern sea corridor through Wales presenting increased opportunities for tourism. Inland water circuits, such as the river valleys of the South-East, have potential for strategic tourism opportunities. The NSS also highlights the fact that tourism activities can often be focused in areas that otherwise have a weak economic base and can offer an alternative to farming in declining rural areas.

New Horizons for Irish Tourism – Survival, Recovery and Growth: A Strategy for Renewing Irish Tourism, 2009-2013 (Report of the Tourism Renewal Group Mid-Term Review September 2009)

The National Tourism Development Strategy, published by the Department of Arts, Sport and Tourism, provides a set of actions to support the further development of tourism in Ireland and its regions. The following are the most relevant actions for the Council:

- Sustain investment in tourism assets – product. Renew investment in priority projects including funds for public attractions and infrastructure and incentives for refurbishment of accommodation. The stock of attractions need to be maintained and enhanced including the core tourism product of heritage and cultural buildings and sites as well as amenities such as parks, beaches and trails.
- Make Ireland a world leader in tourism e-business – rolling out broadband nationwide
- Prioritise market segments where Ireland can gain competitive advantage – cultural tourism, outdoor activities, event-based breaks and rural tourism
- Make access into Ireland easier
- Make getting around Ireland easier – transport links, tourism-specific transport services, signposting and information.

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

The Regional Planning Guidelines for the South-East Region (SERPGs) emphasise the important role tourism can play in the economy of the South-East. It advocates a regional approach to marketing and the provision of high quality accommodation. It states that there is potential for the development of visitor attractions with a strong national profile linked to the high quality amenities of the Region such as its heritage, river valleys, angling, walking, cycling, outdoor pursuits, quality golf courses, equestrian facilities and the Region's uplands, beaches and harbours. It also recognises the potential for agri-tourism, eco-tourism, farmhouse accommodation, open-farms, pet farms

and horse trekking centres. In terms of the towns and villages the potential exists for urban heritage tourism and for the 'city-break' market.

South East Tourism Development Plan 2008-2010

This Plan, prepared by Fáilte Ireland, outlines strategic goals to develop and market the Region. These are:

- Position the Region as a leading heritage destination
- Expand the cultural and events on offer, positioning the South-East as a 'happening place'
- Roll-out 'Family Fun and Resorts Activities'
- Develop water-and land-based access and recreational activities
- Improve transport access to and within the Region

Wexford County Development Board

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 sectors that should be a 'pillar for growth' for Wexford. 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 advocates maximising the tourism 'brand' identity of Wexford as a 'Natural Heritage and Culture Destination'.

Rural Development Programme 2007-2013 Guidelines and Operating Rules

The Rural Development Programme is run by the Wexford Local Development (WLD). WLD is an amalgamation of the three companies: Wexford Organisation for Rural Development, County Wexford Partnership and Wexford Area Partnership and it is funded by the European Agricultural Fund for Rural Development and by the National Exchequer. The Rural Development Programme places an emphasis on the encouragement of tourism activities for the economic development of rural areas.

7.3 Tourism Product

County Wexford has a diverse range of tourist attractions which can be capitalised on to develop a strong, year-round, high quality sustainable tourism industry. Fáilte Ireland's 2010 visitor surveys examined the top 10 attractions in the South-East Region. County Wexford had five attractions in the top ten: John F Kennedy Park and Arboretum (105,651 visitors), Irish National Heritage Park (45,641 visitors), Duncannon Fort (35,000), Irish Agricultural Museum (34,000) and Hook Lighthouse (32,178). No other county in the Region figured as high showing the strength of Wexford's tourism product. It is considered that the development of iconic attractions and other tourist attractions will assist in the diversification of the tourism product.

The County also offers high quality hotel accommodation, spa resorts and guesthouse accommodation which, together with tourist attractions, will encourage people to visit the County and encourage these visitors to stay longer.

Table No. 16 represents Wexford's key tourist attractions in terms of its natural assets, cultural assets, recreation assets and events. There are many ways in which the tourism product may be developed and diversified such as: developing links with the Irish diaspora, developing a Castle Trail and conferencing.

Table No. 16 Key Tourist Attractions in County Wexford

Natural	<ul style="list-style-type: none"> • Coastline and sandy beaches, for example Curracloe, Cahore and Rosslare Strand • Blackstairs Mountains • River Slaney Valley, River Barrow • Trails, for example, Carrigbyrne Hill, Coolmelagh Forest, Forth Mountain, Three Rocks, Slieveboy Askamore Walk, Kilbrannish Forest, Edenvale River and Courtwon Woods • Raven Point Nature Reserve • Saltee Islands • Coastal Pathway – Kilmichael to Hook Head • Wexford Wildlife Reserve
Culture	<ul style="list-style-type: none"> • Hook Lighthouse, Irish National Heritage Park , John F Kennedy Park and Arboretum, Kennedy Homestead • Monastic Heritage: St. Aidan's Monastery, Selskar Abbey Enniscorthy Cathedral and Tintern Abbey • Dunbrody Famine Ship and Irish Emigration Experience • National 1798 Visitor Centre • Vinegar Hill • Enniscorthy Castle • Ferns Castle • Ballyhack Castle • Johnstown Castle and Irish Agricultural Museum • Wexford Opera House • Wexford Arts Centre • Wexford Garden Trail • Proposed Architectural Conservation Areas in Wexford Town and Enniscorthy • Duncannon Fort • Underwater Archaeology – Lennow, Girl Arlene and Grogan Shipwrecks

Recreation	<ul style="list-style-type: none"> • Activity Centres • Spas • Golf • Walks, for example, Remember 1978 Walk, Enniscorthy Town Heritage Walk, Wexford Town Heritage Walk • Water sports: Kayaking, sailing, surfing, wind surfing, kite surfing, diving at Kilmore Quay and Hook Head • Motorcross • Karting and quad biking • Open farms • Bird watching • Rock climbing • Archery • Orienteering • Paintballing • Horse Racing and Eventing • Greyhound Racing
Events	<ul style="list-style-type: none"> • Opera Festival • Wexford Fringe Festival • Wexford Food and Wine Festival • Wexford Strawberry Festival; Strawberry half marathon • Maritime Matter Music Festival • Aims Choral Festival • Wexford Half Marathon • Eireman X – off road triathlon/duathlon and many other popular road races • Agricultural shows • Road rallying • Vintage tractor runs

7.4 Sustainable Tourism Development Strategy

The Council recognises the importance of a sustainable tourism development strategy as unmanaged tourism can erode the quality of the tourism product and the environmental quality of the County. This Strategy aims to develop a sustainable tourism industry which will act as a key economic driver, is socially and environmental considerate and which develops at a pace and scale which ensures that the tourism assets of the County are not diminished in the long-term.

The Sustainable Tourism Development Strategy for the County is to:

- Maximise the potential of tourism as a 'pillar of economic growth' which will contribute to the balanced economic development of the County and the tourism industry in the South-East Region.
- Promote the sustainable development of the tourism industry so as to ensure the quality of the County's tourism products and environmental quality is protected.
- Protect the County's tourism assets and capitalise on the distinct tourism attractions that the County has to offer including natural, built and cultural heritage, scenic landscapes, coastal areas and beaches, rivers and forests.
- Promote and develop, in conjunction with tourism agencies such as Fáilte Ireland, County Wexford Tourist Board and Wexford County Development Board, an appropriate brand identity for County Wexford such as the 'Natural and Culture Destination' of Ireland.
- Promote the development of high quality tourism products.
- Promote improved access to the County through the further development of Rosslare Europort and the provision of enhanced public transport and road access throughout the County, to the South-East Region and the country
- Improve tourism infrastructure throughout the County such as sign posting, car parking facilities and service/rest facilities.

It is an objective of the Council:

Objective TM01

To protect and sustain those natural, built and cultural features that form the basis of the County's tourism industry, including landscapes of greater sensitivity, local scenic landscapes, areas of important wildlife interest, historic buildings and structures.

Objective TM02

To facilitate the development of a diversified tourism industry subject to compliance with normal planning and environmental criteria and the development management standards contained in Chapter 18.

Objective TM03

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

Objective TM04

To develop and maximise the tourism potential of Wexford by facilitating the expansion of existing and the provision of new sustainable tourism products, facilities and infrastructure while ensuring the protection of the environment and subject to compliance with normal planning and environmental criteria and the development management standards contained in Chapter 18.

Objective TM05

To support tourism product clustering with other sites and attractions in the South-East Region.

Objective TM06

To support the development of conferencing facilities in appropriate locations as a means of attracting business and tourism subject to compliance with

normal planning and environmental criteria and the development management standards contained in Chapter 18.

7.4.1 Access to Tourism

One of the most important aspects relating to tourism development is the need to enhance access into and around the County. Proposals for the New Ross bypass and Enniscorthy bypass along with the Oilgate to Rosslare Harbour route, will improve access and reduce journey times, having a positive impact on access to Wexford. The County's closest airport is located outside Waterford City. The airport is expanding its routes with new routes by Aer Lingus to Britain complementing the existing Aer Arann flights. This will make the South-East more accessible to tourists. There are also opportunities for ferry companies to maximise visitor numbers with the use of the Rosslare Europort. According to the Horizon document car based ferry travellers spend more, stay longer, visit a wider range of locations and deliver off-peak visitors.

It is an objective of the Council:

Objective TM07

To maintain and improve tourist routes, accesses to the County and infrastructure through the provision of attractive, useful, informative signage methods and by carrying out environmental improvements along tourist routes subject to compliance with normal planning and environmental criteria and the development management standards contained in Chapter 18.

Objective TM08

To facilitate improved access to Rosslare Europort and promote integrated access arrangements in accordance with Guidelines for Accessible Maritime Passenger Transport (Department of Transport, March 2010).

Objective TM09

To promote the integration of road, rail and maritime services in accordance with the trans-European combined transport network.

7.4.2 Coastal Tourism

County Wexford's coastline is approximately 246 kilometres long. It is home to many beaches which are popular to tourists such as Ballymoney and Courtown Harbour in the north of the County and Curracloe, Rosslare Strand and Duncannon in the south. Wexford's coastal path extends for 221 kilometres from Kilmichael point in the North East corner of County Wexford to Ballyhack, a picturesque village in the South West. Along the way are sandy beaches, eroding clay cliffs, durable rockyheadlands, areas of exceptional natural beauty and interest, historic towns and monuments.

There are many other established uses along the coastline including ports, harbours, fishing and aquaculture, residential, leisure and amenity. Given its extensive coastline the County is well placed to capitalise on coastal tourism.

The SERPGs recognise the opportunity to promote the South-East as the 'Marine Centre of Ireland' by identifying and facilitating the development of marine tourism clusters along the south-east coastline. This policy would facilitate an integrated product development approach allowing major investment to develop high quality integrated marine leisure and recreation cluster facilities. These clusters could incorporate: marina (sailing, cruising, general boating), angling facilities, water sports facilities, facilities for nature tourism, pleasure cruise, island ferries and support facilities (for example water and fuel supplies).

The Marine Institute identified nine indicative locations in the South-East Region with potential for clustering in its report Development Strategy for Marine and Leisure Infrastructure (2002). Courtown, Cahore (Polduff), Rosslare, Fethard, Duncannon have been identified for small scale development (0-25 berths, slipway/pier construction, maybe small marina) subject to further economic feasibility and environmental studies. Wexford Harbour was identified as suitable for further development consisting of establishing a marina within an existing harbour.

The protection of the Wexford coastline is imperative to meet its recreational and tourist potential and needs to be carefully managed to ensure that development does not damage or diminish the overall value of the coastal landscape. The following tourism objectives should be read in tandem with Chapter 13.

It is an objective of the Council:

Objective TM10

To encourage the development of coastal tourism such as water sports and water related events subject to the compliance with the Coastal Zone Management objectives contained in Chapter 13, normal planning and environmental criteria and the development management standards contained in Chapter 18.

Objective TM11

To prohibit tourism development which would significantly diminish the amenity and economic value of the County's coastline.

Objective TM12

To promote the development of marine leisure and recreation clusters at appropriate locations along the County's coastline subject to compliance with the Coastal Zone Management objectives contained in Chapter 13, normal planning and environmental criteria and the development management standards contained in Chapter 18.

7.4.3 Inland Waterways

Waterways have the potential to play an important role in the tourism product of the County given their recreational, aesthetic and ecological value. The principle rivers in the County, such as the River Slaney, River Barrow and River Bann and their many tributaries, traverse a varied landscape. They can offer a diverse range of activities from walking routes, kayaking, boating, angling, and bird watching. Chapter 15 discusses this in greater detail.

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. The SERPGs contains an objective for the Regional Authority to work with the relevant authorities including the Department of the Environment, Community and Local Government/National Parks and Wildlife Service (NPWS) to develop a Joint Development Programme for the River Barrow and its catchment for development of water-based activities on the river, ensuring that all such development would be undertaken in compliance with Article 6 and Article 10 of the Habitats Directive and subject to an Appropriate Assessment.

Overall, it is essential to protect the quality of the waterways while expanding the potential for an enhanced tourism product by sensitively locating development which does not have adverse impacts on the environment or visual amenity.

It is an objective of the Council:

Objective TM13

To support and facilitate the development of infrastructure associated with the inland waterways subject to compliance with Articles 6 and Article 10 of the Habitats Directive and subject to an Appropriate Assessment.

Objective TM14

To ensure the full recreational potential of the River Barrow and its estuary is realised whilst taking cognisance of the aims and objectives of the South Eastern River Basin Management Plan 2009-2015 and the requirement to achieve good status by 2015 and that all development is undertaken in compliance with Articles 6 and Article 10 of the Habitats Directive.

Objective TM15

To protect the views and vistas from waterways from inappropriate development which would detract from the amenity of the waterways.

7.4.4 Urban Tourism

The towns and villages in the County provide a range of tourist attractions, facilities and services and are themselves destinations to which tourists come. Rosslare Strand and Courtown rely heavily on tourism because of their character, location, and setting and also due to the unique range of entertainment, activity and lifestyle options that they offer.

Overall the urban areas have the potential for growth by expanding their customer product and by providing support in terms of their wider range of facilities and services to the niche tourism sectors within the rural areas. Urban areas have the potential to deliver high quality accommodation and other secondary facilities such as restaurants, public houses and other leisure facilities which will support the county tourism product and stimulate development in the area.

It is an objective of the Council:

Objective TM16

To improve the visual appearance of towns and villages, protect their inherent character and maximise their tourism potential by the continuance of environmental schemes, design control and the removal/improving dereliction.

Objective TM17

To support the expansion of a diversified range of tourist accommodation including developments to cater for tour groups within town and village centres subject to compliance with normal planning and environmental criteria and the development management standards contained in Chapter 18.

Objective TM18

To encourage and facilitate the development of 'Craft and Design' shops in town and village centres.

7.4.5 Rural Tourism

Rural tourism can play an important role in supporting and diversifying the economy of rural communities. Rural tourism is based on local amenities, natural heritage and farm diversification projects which enhance the local rural economy and involves rural activities and services including accommodation facilities. Fáilte Ireland's visitor surveys discovered that hiking, golf, angling, cycling and equestrian activities were the most popular with overseas visitors in 2010.

Whilst tourism related development should generally be located within towns and villages, the Council recognises that by its nature, some tourism development may require other locations, having regard to a site specific resource. Such development may be considered acceptable where it accords with the objectives of Chapter 6.

County Wexford has experienced unprecedented pressure for holiday home development in recent years. The Council is aware of the short and long term benefits arising from such developments, but also of its negative impacts, not least in terms of pressure on infrastructure, environment, the landscape, the impact on local housing markets and the consequent issue of availability and affordability of housing for local people. In keeping with the Sustainable Rural Housing Guidelines for Planning Authorities, there will be a presumption against individual holiday home/ second home development in areas outside of settlements and that such development relates sympathetically to the scale and level of settlement and facilities in the locality. Chapter 13 should be read in tandem with the objectives of this section of the Plan.

It is an objective of the Council:

Objective TM19

To promote and facilitate the development and expansion of existing resource based rural tourism (for example open farms, bird watching and visitor centres), which is not detrimental to the character, amenity, scenic value, heritage value and environmental quality of a rural area subject to compliance

with normal planning and environmental criteria and the development management standards contained in Chapter 18.

Objective TM20

To ensure that holiday home developments are located in towns and villages and that such development relates sympathetically to the scale and level of development and facilities in the locality.

Objective TM21

To encourage the reuse and refurbishment of vernacular buildings (houses or farm/industrial buildings) for tourist related facilities, including holiday home accommodation. The development shall relate in scale to the site's characteristics and location, shall not be detrimental to the rural amenity of the surrounding area and is subject to compliance with the normal planning and environmental criteria and the development management standards contained in Chapter 18.

7.4.6 Arts and Cultural Tourism

The arts and culture of Wexford are an expression of our identity and play an important role in our social and economic well-being. Many people visit the County's towns, monuments and historical sites each year to enjoy cultural experiences. Wexford's long running internationally acclaimed Opera Festival has added not only to Wexford's reputation but Ireland's reputation for culture and creativity.

The County contains many important historic landscapes and places such as Vinegar Hill, Carrigbyrne and Coolgreany, which together with prehistoric monuments, play a vital part of the holiday experience providing a cultural, historical and educational aspect to the tourist experience.

Arts and culture is therefore an economic asset, which can be used to cultivate niche tourist markets and contribute to other tourist sectors. The Plan promotes the arts and cultural tourism industry and aims to encourage the

further development of cultural land uses and activities in order to support of the arts, increase local awareness of heritage and cultural identity.

It is an objective of the Council:

Objective TM22

To prepare a Heritage Plan to assist the development of the arts and cultural tourism industry in a sustainable manner in harmony with the urban/rural, physical and human environment.

Objective TM23

To work with the Heritage Council, Arts Council, Fáilte Ireland and other relevant bodies such as National Parks and Wildlife to promote and develop the arts, cultural and heritage attractions throughout the County.

Objective TM24

To safeguard the cultural and historic heritage of the County and facilitate the expansion and development of appropriate facilities suitably located adjacent to points of interest subject to compliance with normal planning and environmental criteria and the development management standards contained in Chapter 18.

Objective TM25

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

7.4.7 Resorts and Amenities

The County's tourism sector is significantly affected by seasonality. The tourism product is highly weather sensitive, which can undermine the economic sustainability of tourism in the County. This can be addressed to an extent by the development of additional weather-independent activities and products such as quality hotels, leisure facilities, spas and indoor activity centres, all of which can extend the tourist season.

It is an objective of Fáilte Ireland's South East Tourism Development Plan 2008-2010 to roll out family fun and resorts activities. Visitor accommodation, interpretation centres, workshops and retail facilities serving the tourism sector should generally be located within established settlements thereby fostering strong links to a whole range of other economic and commercial sectors and sustaining the host communities.

It is an objective of the Council:

Objective TM26

To promote and facilitate the development of tourist related resorts and amenities in towns and villages subject to compliance with normal planning and environmental criteria and the development management standards contained in Chapter 18.

Objective TM27

To consider the development of tourist-related resorts and amenities outside of settlements where it is demonstrated that the development is dependent on an existing local resource or a unique site characteristic or where an overriding need is demonstrated, subject to compliance with normal planning and environmental criteria and the development management standards contained in Chapter 18.

Objective TM28

To encourage the provision of indoor and activity based tourism facilities and events which extend the tourism season within town and villages or in rural areas subject to compliance with normal planning and environmental criteria and the development management standards contained in Chapter 18.

7.4.8 Caravan and Camping Parks

The popularity of the County's coastal areas for holidaying resulted in demand for mobile home and caravan parks. There are a significant number of mobile home/caravan parks in coastal areas with Courtown, Kilmuckridge, Morriscastle and Curracloe traditionally having been the location for these

developments. Many of these parks and sites are maintained to very high standards. However, when not properly maintained, these developments can be visually intrusive, particularly when concentrated in one area.

Wexford has the potential to attract the recent niche tourism market of glamping (glamorous camping) which is gaining popularity throughout Ireland.

It is an objective of the Council:

Objective TM29

To generally restrict the development of new camping/glamping and caravan parks to built-up areas subject to compliance with normal planning and environmental criteria and the development management standards contained in Chapter 18.

Objective TM30

To promote and encourage the visual and environmental improvement of existing caravan parks and the upgrading of their associated infrastructure and facilities.

Objective TM31

To consider holiday home developments on the sites of existing caravan parks in association with or the replacement of existing caravans and subject to compliance with normal planning and environmental criteria and the development management standards contained in Chapter 18.

Objective TM32

To consider small scale additions to, or the development of vacant infill plots in existing caravan parks in conjunction with environmental and infrastructural improvements. Regard should be had to Fáilte Ireland's Registration and Renewal of Registration Regulations for Caravan and Camping Parks 2009. While touring caravan sites tend to be less obtrusive than static sites, the provision of new facilities will be assessed against strict planning, design and environmental criteria. This type of development will be resisted in areas

already well provided for, in the open countryside, in areas of landscape vulnerability and sensitivity and adjacent to or within Natura 2000 sites.

It is an objective of the Council:

Objective TM33

To facilitate the development of 'Camper Van' touring facilities at appropriate locations within towns and villages subject to compliance with normal planning and environmental criteria and the development management standards contained in Chapter 18.

Objective TM34

To prohibit the replacement of individual mobile homes and caravans in rural or urban areas except in extenuating circumstances and where permitted the planning permission will only be for a limited period.

Chapter 8 Transportation

8.1 Introduction

Improvements to quality of life and economic competitiveness in County Wexford are dependent on a range of transport options being available which are effective, efficient, affordable, safe, appealing to use and sustainable. This chapter has been prepared having regard to the Department of Transport document Smarter Travel: A Sustainable Transport Future (2009) which sets out the Government's future transportation policy for the Country. The primary objectives of 'Smarter Travel' are:

- Reduction in overall travel demand
- Maximisation of the efficiency of the transport network
- Reduction in reliance on fossil fuels
- Reduction in transport emissions
- Improvements to accessibility to transport to improve quality of life

Transport demand is fundamentally linked with land use choices and the Settlement Strategy and other objectives of the Plan have been prepared having regard to this. The consolidation and expansion of the Hub, Larger Towns, District Towns and Stronger Villages can encourage the use and development of a range of transport options and can reduce absolute reliance on the private car. The selection of settlements identified for growth in the Settlement Strategy was fundamentally influenced by existing and potential public transport connectivity. This includes the settlements of Wellingtonbridge, Bridgetown and Campile which all lie on the Rosslare Harbour – Waterford railway line and which has the potential to re-open. Chapter 17 also promotes sustainable transport choices.

The Regional Planning Guidelines for the South-East Region 2010-2022 (SERPGs) propose that planning authorities prepare a Local Transport Plan to promote sustainable transport and to include a programme of measures to achieve targets for modal change to more sustainable means of travel. The Council's functional ability to deliver many aspects of the transportation mix is

limited, for example, the Council does not directly run bus services. However, in co-operation with other agencies, transport providers and lobby groups, the Council may prepare a Local Transport Plan for the County following from this Plan.

It is an objective of the Council:

Objective T01

To support the sustainable transport principles outlined in Smarter Travel: A Sustainable Transport Future (Department of Transport, 2009).

Objective T02

To integrate land use and transport in the development and application of land use planning objectives in a manner which reduces reliance on car-based travel and promotes more sustainable transport choices.

Objective T03

To ensure that all proposed plans or projects relating to transportation (including walking, cycling, rail, bus, airports, 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 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.

8.2 Public transport

Bus

Bus transport has and will make a significant contribution to public transport in the County. Its primary advantages relate to the use of existing roads infrastructure and the flexibility of service provision it can offer. Bus services in the County are run by both semi-state and private companies, such as Wexford Bus. There are also active community transport organisations such as Rural Road Runner and The Rural Bus providing services in the County as agents for the Government's Rural Transport Programme. Table No. 17 provides details of destinations currently served by Bus Éireann and private services.

Table No. 17 Destinations of Bus Services

Type of Service	Destination
International	South Wales, Southern England, London-via Rosslare Europort
Inter-County	Dublin City, Dublin Airport, Tralee, Killarney, Cork, Limerick, Dungarvan, Galway, Tipperary, Tullow, Kilkenny, Maynooth.
Within County Wexford	Killinick, Tacumshane, Kilmore Quay, Kilmore, Ballycogley, Piercetown, Curracloe, Kilmuckridge, Ferns, Camolin, Gorey, Murrintown, Bridgetown, Duncormick, Carrig-on-Bannow, Adamstown, Rosslare Strand, Rosslare Europort, Castlebridge, Foulksmills, Wellingtonbridge, Bridgetown, Ballywilliam, Kiltealy, Inch, Carne, Castlebridge. The 'Rural Bus' community service runs scheduled and on-demand services in the settlements and rural area of the New Ross electoral area. The 'Rural Road Runner' community service runs scheduled and on-demand services serving the Gorey and Enniscorthy electoral areas

The Council will encourage and facilitate well designed facilities which encourage greater use of existing and new bus services, including for people with disabilities. A Local Transport Plan, which may be prepared following from this Plan, may address in more detail how enhancements to the provision of bus services for all people in the, including those people with disabilities, can be achieved further to this chapter and Smarter Travel.

Train

The Rosslare Harbour - Dublin railway line is now the only operating rail service in the County and is designated as a Strategic Radial Corridor in the National Spatial Strategy 2002-2020 (NSS). Recent improvements to the rolling stock on this service are welcomed. The Council will continue to support and encourage further enhancements to the quality, frequency and speed of the service and will facilitate the necessary infrastructure improvements, such as the provision of train passing places, in order to facilitate such enhancements.

The Council is disappointed that passenger services on the Rosslare Harbour – Waterford railway line ceased in 2010 and will continue to support and encourage the development of passenger and freight services on this line, which links a number of settlements in south Wexford. The Council will also encourage and facilitate the re-opening of the New Ross - Waterford railway line for passengers and freight.

The Council will support and facilitate measures to increase usage of railway services. These measures include appropriately designed parking schemes, bus stops, taxi ranks, amendments to existing railway stations and appropriately sited new railway station. The Council will continue to promote enhancements to access to train services, including at stations, for people with disabilities.

Having regard to the requirements of Iarnród Éireann, where applicable, the Council will prevent development which impedes the operation of current and

future rail services and which would impede the future reintroduction of services on all lines in the County which are currently disused.

There is significant potential for more freight traffic to be carried by rail in the County. The Council will encourage the development of infrastructure required to facilitate this.

A Local Transport Plan, which may be prepared following from this Plan, may address in more detail how improved access to and enhancements of the provision of train services for all people in the County, including those people with disabilities, can be achieved further to this chapter and Smarter Travel.

Objective T04

To support and facilitate proposals, including infrastructure developments, which enhance the quality, frequency and speed of existing train and bus public transport services in the County and to support and facilitate the provision of new services, such as on the Rosslare Europort – Waterford and New Ross–Waterford railway lines.

Objective T05

To support the use and zoning of land in suitable locations which facilitates 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 which facilitate increased public transport usage; all of which contribute to the development of integrated sustainable transport systems.

Objective T06

To prevent proposed development which would impede the safe operation of current and future rail services on existing operational lines and which would impede the potential future reintroduction of services on lines which are currently disused.

Objective T07

To encourage and facilitate the development of enhanced rail freight services and supporting infrastructure within the County.

Objective T08

To promote improvements to bus and rail services and infrastructure serving County to ensure greater access for people with disabilities.

8.3 Walking and Cycling

Walking and cycling are the cheapest and healthiest means of transport, particularly for shorter journeys. Both are environmentally-friendly in respect of low carbon emissions and contribute to the creation of quieter, safer, pollution-free and more sociable local environments. For many Wexford citizens, notably young people, walking and cycling also represent the main option available for independent travel around the County.

‘Smarter Travel’ proposed the publication of a National Walking Strategy which has yet to be published. In the meantime, there are a range of measures which the Council can support and implement in order to facilitate walking in urban and rural parts of the County including:

- Require that new developments are designed and constructed to facilitate pedestrian infrastructure which is safe, practical and easily useable by all sections of the community including children, elderly people and people with disabilities.
- Ensure that existing walking infrastructure (such as pavements, pedestrianised areas, street lighting, crossing points and signage) in towns and villages is fit for purpose and meets the needs of all sections of the community including children, elderly people and people with disabilities. Audits are a useful tool in establishing where this infrastructure needs to be enhanced.
- Ensure that the needs of walkers are fully considered in proposals to maintain and upgrade public roads and junctions, in the undertaking of traffic calming and in the assessment of appropriate speed limits.

- Ensure that the Council's work in this area has regard to national policy advice and guidance, for example, the National Pedestrian Safety Action Plan 2010 – 2014 (Road Safety Authority, 2010).
- Support the work of tourism, voluntary and school organisations in local schemes promoting safer walking, for example, the Green Schools Travel Programme and Tidy Towns.

'Smarter Travel' places great emphasis on increasing the numbers of journeys being made by cycle. Following from 'Smarter Travel', the National Cycle Policy Framework (NCPF) (Department of Transport, Tourism and Sport, 2009) sets out a policy framework to create a strong cycling culture in Ireland and to increase the proportion of cycling journeys being made, by making cycling easier and safer.

The development of a National Cycle Network (NCN) which allows commuters, leisure cyclists and tourists to cycle between the main urban areas of the country is a key objective of the NCPF. A Scoping Study (Department of Transport, Tourism and Sport 2010) has been published which outlines the broad route corridors proposed for a NCN. It is intended that these corridors will be used to guide the work of central and local government authorities in designing and funding progress towards a national network albeit in an incremental manner. Map No. 7 shows the proposed National Cycle Network.

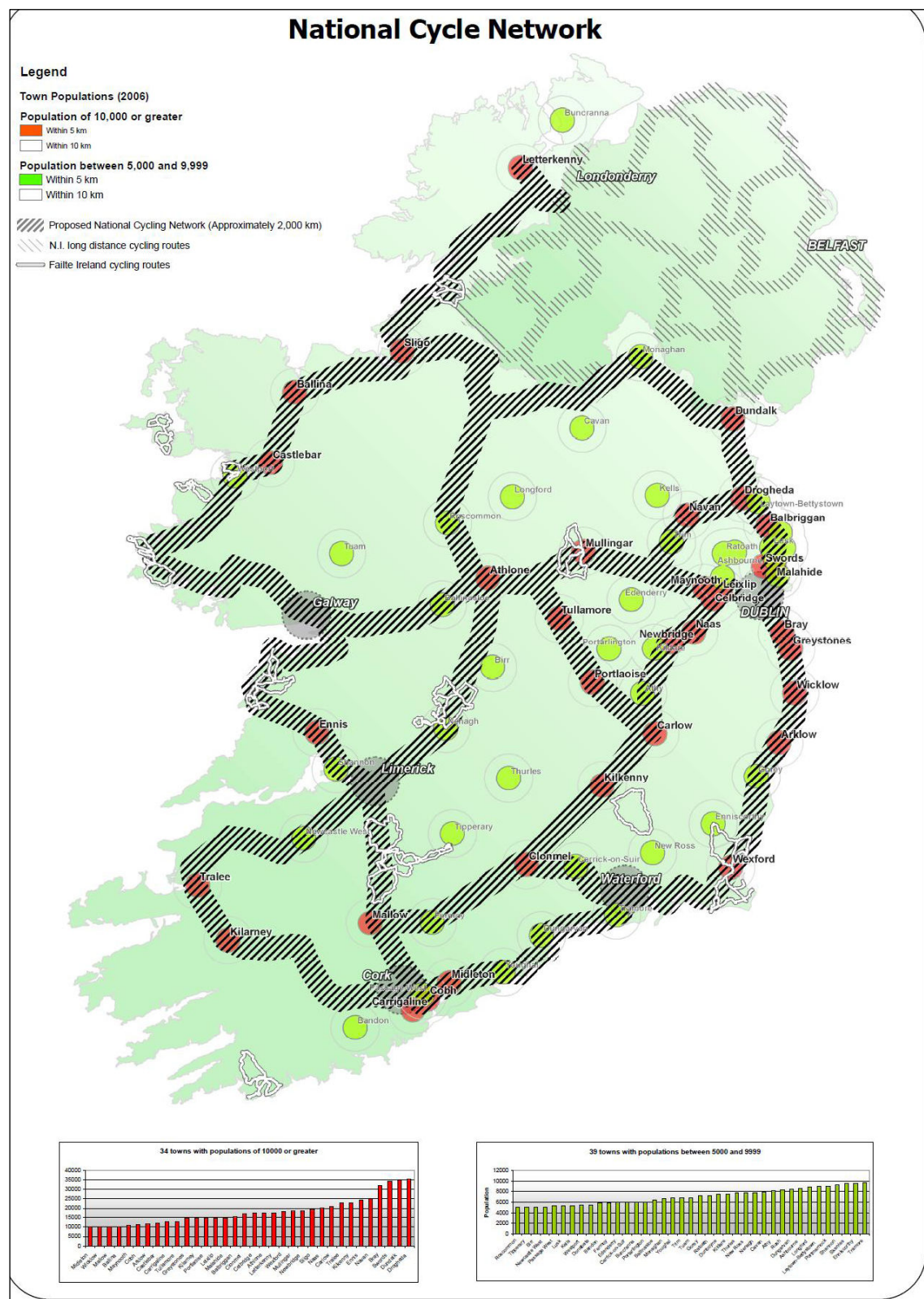
The NCN project envisages that links to and from the route corridors will be provided in all parts of the County (town, village and rural). The Council will continue to work to make cycling easier and safer. The means by which this can be achieved are similar to those for walking and include:

- Require that new developments are designed and constructed to facilitate cycling infrastructure which is practical and easy to use.
- Require that existing cycling infrastructure (for example cycle lanes, cycle parking facilities and junction design) in towns and villages is fit

for purpose. Audits are a useful tool in establishing where this infrastructure needs to be enhanced.

- Ensure that the safety of cyclists is given high levels of consideration in proposals to maintain and upgrade public roads and junctions, in the undertaking of traffic calming and in the assessment of appropriate speed limits.
- Ensure that the Council's work in this area has regard to national policy advice and guidance on technical matters, for example, the National Cycling Manual (National Transport Authority, 2011).
- Support the work of tourism, voluntary and school organisations in local schemes promoting safer cycling, for example, The Green Schools Travel Programme and Tidy Towns.

Map No. 7 Proposed National Cycle Network



Source: National Cycle Network Scoping Study (Department of Transport and NRA 2010)

The Local Transport Plan, which may be prepared following this Plan, may address in more detail where and how enhancements to infrastructure for walking and cycling in the County can be achieved further to this chapter and Smarter Travel.

The construction of inner relief routes and bypasses through and around settlements in County, as proposed, should also make cycling and walking within those settlements safer and a more attractive transport option, as through traffic, notably HGV traffic, will be diverted onto the new roads.

Objectives for recreational walking and cycling routes are outlined in Chapter 15.

It the objective of the Council:

Objective T09

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

- Promoting walking and cycling as sustainable transport modes and healthy recreation activities throughout the County;
- Promoting cycling and pedestrian friendly development layouts, provide facilities at public transport nodes, towns and villages, plan for and make provision for the integration of cyclist and pedestrian needs when considering new development proposals;
- Promoting cycling and walking facilities as 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;

- Supporting the preparation of walking and cycling audits for the settlements in the County;
- Ensuring that the needs of walkers and cyclists are given thorough consideration in all planning documents, including Town Development Plans, Local Area Plans, Village Design Statements and Public Realm plans produced by or in conjunction with the Council;
- 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 in all town, village and rural locations.

8.4 Ports

Rosslare Europort is the major port in the South-East Region for passenger and road based freight services. The Europort serves the County, Region and Country as a whole. The Port is also served by the railway lines linking it to Dublin and Limerick. It is of strategic importance to the on-going economic well-being of the County, South-East Region and Country as a whole.

Iarnrod Éireann intend to further develop the port's infrastructure to enable the Port to continue to grow in the future, including proposals to deepen the harbour, develop the rail freight operation and to facilitate changes to the means by which the port handles cargo (from exclusively roll-on roll-off at present towards the load-on load-off of containers only). The Council will continue to support, promote and facilitate the development of Rosslare Europort subject to compliance with normal planning and environmental criteria, including the Rosslare Harbour and Kilrane Local Area Plan 2012–2018.

New Ross Port is also of strategic importance, particular with regard to handling specialist cargo in dry and liquid bulk products. Other ports in the

County have important functions serving existing and potential local commercial (particularly fishing) and recreational and tourism functions.

It is an objective of the Council:

Objective T10

To support and facilitate the development of enhanced transport infrastructure at Rosslare Europort, including the development of rail freight handling facilities, the development of facilities to handle more load-on load-off cargo, and the development of facilities to enable usage of the port by more container ships subject to compliance with normal planning and environmental criteria, the development management standards in Chapter 18 of the Plan, and any other relevant Plans and guidance documents.

Objective T11

To support the development of port related services and industries on lands adjacent to the ports of Rosslare Europort and New Ross.

Objective T12

To support and facilitate the development of enhanced transport infrastructure at Rosslare Europort and New Ross Port subject to compliance with normal planning and environmental criteria, the development management standards contained in Chapter 18 and other relevant Plans and guidance documents.

Chapters 6, 7 and 13 also include objectives supporting the County's Ports.

8.5 Air Transport

The South-East Regional Airport, located to the south of Waterford city, plays an important role in providing access to and from County Wexford for commercial, tourism and social purposes. The Council will support proposals to expand the facilities at the airport, including a runway extension. The Council will also support proposals to develop access to this airport and other airports in the Country including by public transport.

It is an objective of the Council:

Objective T13

To support the on-going development of Waterford Airport and to support and facilitate proposals to improve access to Waterford Airport and all other airports in the Country to and from County Wexford, in particular by public transport.

8.6 Roads

Notwithstanding the overall objective of 'Smarter Travel' to encourage use of alternative modes of transport to the private car for many journeys, the Council will continue to work to undertake, encourage and facilitate the maintenance and improvement of the road network in the County. Many businesses in the County are dependent on road-based transport and many people living in rural areas of the County are reliant on the private car for most journeys.

Road safety for all users of public roads in the County is a key objective of the Council. In this regard, the Council supports and will continue to work having regard to the National Road Safety Strategy (Road Safety Authority, 2007). The Local Transport Plan, which may be prepared following this Plan, will address in more detail where and how enhancements to the roads infrastructure in the County can be achieved as part of a sustainable integrated transport system further to the objectives of this chapter.

8.5.1 National Roads

The County is heavily reliant on its national roads infrastructure for inter-county access. The NSS identifies the N11/M11 as a Strategic Radial Corridor and the N25 and N80 as Strategic Linking Corridors. The N11/M11 (E01) and N25 (E30) are part of the Trans European Route network, linking Rosslare Europort with Dublin-Belfast-Larne and Waterford-Cork respectively. The enhancement of these routes is of great importance to the economic well-

being of the Country as a whole and in ensuring ease of access to and from Rosslare Europort.

The Guidelines for Planning Authorities on Spatial Planning and National Roads (NRA, 2012) set out planning policy considerations relating to development affecting national roads including motorways, national primary and national secondary roads outside of 50kph and 60kph speed limit zones for towns and villages. These Guidelines are issued under Section 28 of the Planning and Development Act 2000 (as amended) and as such planning authorities are required to have regard to these guidelines in the performance of their functions.

The objectives of this chapter have been prepared having regard to the guidelines. 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 50kph and 60kph speed limit zones
- Co-operate with the NRA regarding the management of national roads.

The national roads infrastructure within and adjoining the County has benefitted from significant investment in recent years and the NRA's proposals to further enhance these routes are at varying stages of completion.

Investment in the national roads network is intended to:

- Address current and anticipated congestion problems
- Enable County Wexford businesses to remain competitive
- Enable Rosslare Europort to continue to retain existing services and to continue to grow

- Generate benefits such as reducing HGV traffic in bypassed settlements which improves quality of life and facilitates safer cycling and walking for the residents of those settlements.

Table No. 18 and Map No. 8 show the current status of approved and preferred National Road Schemes in County Wexford. The NRA's road enhancement proposals have been and will be designed having regard to extensive public consultation processes. The Council will continue to facilitate and enable these projects (including those currently suspended) to take place in County Wexford, at all times being conscious of the absolute need to minimise adverse impacts, real and perceived, affecting Wexford people and on matters such as the County's natural and built heritage.

The Council will facilitate the work of the NRA in maintaining existing national roads and in bringing those roads up to the required standards as and when the need and finance for such projects arises.

Table No. 18 Proposed National Road Schemes in County Wexford

National Road Scheme	Status May 2012
M11 Gorey Enniscorthy Scheme	<ul style="list-style-type: none"> • The final route has been selected and the statutory orders have been approved. • Currently at Stage 5 of the NRA Project Management Guidelines – Advanced Works and Construction Document Preparation, Tender and Award (jointly with N25 New Ross Bypass as part of a Public Private Partnership scheme) • The procurement process has been suspended pending confirmation of future central government funding provisions.
N25 New Ross Bypass	<ul style="list-style-type: none"> • Final Route has been selected and the statutory orders have been approved. • Currently at stage 5 of the NRA Project Management Guidelines – Advanced Works and Construction Document Preparation, Tender and Award. (jointly with M11 Gorey Enniscorthy Scheme as part of a Public Private Partnership scheme)
N30 Clonroche Bypass	<ul style="list-style-type: none"> • Final route selected
N11/N25 Oilgate to Rosslare Harbour	<ul style="list-style-type: none"> • Route selection stage -Preferred Route Corridor published July 2011
Upgrade of N80	<ul style="list-style-type: none"> • No works proposed yet. Progress subject to thorough public consultation process and normal planning and sustainable development considerations.

Map No. 8 Approved and Preferred National Road Schemes in County Wexford



Particularly outside of existing settlements, the Council will closely examine development proposals on lands adjacent to the existing national road network and existing junctions in order not to impede possible future upgrading and to ensure that the development proposed does not give rise to traffic movements which compromise safety and/or the free flow of traffic and function of the national road.

The Council will only permit new and/or intensified use of existing access points to national roads in a very limited number of circumstances, where such proposals meet the criteria as set out in the Guidelines for Planning Authorities on Spatial Planning and National Roads (NRA, 2012). The NRA will be consulted on all proposals for new or intensified access to national roads.

Developers will be required to undertake Traffic and Transport Assessment (TTA) for larger development proposals to ensure that national roads and national road junctions in the vicinity of the proposed development are adequate to accommodate the proposed development without causing additional delays to existing and future road based traffic. The TTA should include proposals to reduce reliance on car-based travel and encourage more sustainable forms of transportation; sometimes referred to as a Mobility Management Plan. Road Safety Audits (RSA) shall be undertaken for development proposals which require a new access, or significant changes to an existing access, to a national road.

It is an objective of the Council:

Objective T14

To support, facilitate and enable the sustainable development of, and improvements to, the national roads network in the County, as guided by the NRA's National Roads programme.

Objective T15

To support the development of the following national roads schemes:

- N25/N11 Oilgate to Rosslare Harbour
- N11 Enniscorthy Bypass
- N30 Clonroche Bypass
- N25 New Ross Bypass

Objective T16

To implement the mitigation measures described in the Natura Impact Statement Stage 1 Screening Assessment prepared for the N11-N25 Oilgate to Rosslare Harbour Scheme to ensure protection of the integrity of the Slaney River Valley cSAC and the Wexford Harbour and Slobbs SPA.

Objective T17

To support the development of the national primary routes to a minimum dual carriageway standard.

Objective T18

To facilitate and enable the development of national road schemes having regard to the Guidelines for Planning Authorities on Spatial Planning and National Roads (NRA, 2012) and consultations with the National Roads Authority on each proposal. The Council will:

- Retain required lands free from development
- Require that adjacent development of sensitive uses such as housing, schools and nursing homes, are compatible with the construction and long-term operation of the road
- Ensure that development objectives, including the zoning of land, do not compromise the route selection process

Objective T19

To prevent inappropriate development, land uses and zoning proposals on lands adjacent to existing national roads and national roads junctions

particularly outside of settlements in order to allow for the possible future upgrade of these roads and junctions.

Objective T20

To restrict all new and intensified use of existing access/egress points to the national road network, except in the following exceptional circumstances:

Speed limit of more than 60kph

On non-motorway stretches of the national roads network, for the following types of development:

1. Developments of national and regional strategic importance which by their nature are most appropriately located outside of urban areas, and where the locations concerned have specific characteristics that make them particularly suitable for the development proposed, subject to the development also meeting the following detailed criteria:
 - The relevance and appropriateness of proposed development in supporting the aims and objectives of the National Spatial Strategy and the Regional Planning Guidelines for the South-East Region 2010-2022
 - The requirements of other planning guidelines issued under Section 28 of the Act including the Retail Planning Guidelines (2012), which include a general presumption against large retail centres being located adjacent or close to existing, new or planned national roads, including motorways
 - The nature of proposed development and the volume of traffic to be generated by it, any implications for the safety, capacity and efficient operation of national roads
 - Any plans for future upgrades of national roads and other transport
 - Infrastructure/services
 - The suitability of the location compared to alternative locations
 - The suitability of the pattern of existing development in the area
 - Satisfactory details of the proposed demand management

measures

- Acceptable funding and delivery proposals for any road improvements required
- The precedent that could be created for cumulative development in the area and the potential implications for the national road network.

2. Developments relating to existing established large enterprises and employers on the national road network such as at Irish Country Meats (N11), Slaney Meats (N80) and Glanbia Clonroche (N30). For this type of development, new or intensified use of existing access/egress points onto the national road network will only be permitted where it has been demonstrated that there is no alternative access/egress point available and that the access/egress point will not give rise to public safety hazards or obstruction of other national road users.
3. Developments relating to significant enterprises and employers, existing and proposed, on lands zoned for such uses in the environs of Rosslare Harbour, Wexford, Enniscorthy and New Ross. For this type of development, new or intensified use of existing access/egress points onto the national road network will only be permitted where it has been demonstrated that there is no alternative access/egress point available and that the access/egress point will not give rise to public safety hazards or obstruction of other national road users.

Speed limit between 50-60kph:

A limited level of access in these transition zones may be permitted which facilitates orderly urban development and which would not lead to 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 proposed development and the volume of traffic to be generated by it and implications for the safety, capacity and efficient operation of the national road.

Access within 50kmh zone

Accesses will normally be permitted subject to assessment of normal road safety, traffic management and design criteria.

Objective T21

To require that a Traffic and Transportation Assessment (TTA) is undertaken for larger proposed developments in order to assess the implications for the capacity and efficient operation of national roads and to ensure that the national road links and junctions in the vicinity of the development are adequate to accommodate the proposed development without causing additional delays to existing and future road based traffic.

The TTA shall be prepared having regard to the Traffic and Transport Assessment Guidelines (NRA, 2007) and the Guidelines for Planning Authorities on Spatial Planning and National Roads (DECLG, 2012). The Council will have regard to the threshold and sub-threshold guidance within the Traffic and Transport Assessment Guidelines in the determination of whether a TTA is required. The TTA should include a Mobility Management Plan which promotes sustainable travel.

Objective T22

To require that a Road Safety Audit (RSA) be undertaken for development proposals which require new or significant changes to an existing access/egress point to a national road in order to fully assess implications for safety on national roads. The RSA shall be prepared in accordance with the Design Manual for Roads and Bridges (NRA, 2010).

8.5.2 Regional Roads

Regional roads play an important role in the roads network of County Wexford providing links between towns and villages, serving the rural areas in between and providing access to national routes. It is noted that the R700 regional road, primarily in County Kilkenny, is also strategically important to County Wexford as it is the most direct road link between the 2 counties and the Hubs of Wexford Town and Kilkenny City.

In order to safeguard the strategic function of the regional roads in the County, to reduce the risks to public safety and to maximise returns on investment, the Council will minimise new access points and/or significant intensification of existing accesses to regional roads. Some of the regional roads within the County have traffic levels and serve a function similar to those of national roads. These are designated as Class 1 regional roads.

Class 1 Regional Roads

- R733/R770 from Wexford to Arthurstown to Ballyhack
- R739 from N25 junction to Kilmore Quay
- R741 from Wexford to Gorey
- R725 Gorey to Carnew
- R772 (former N11) from Clough to border with County Wicklow
- Current national roads to be by-passed by future national road proposals

Class 2 Regional Roads

- R736 Rosslare –Ballynaboola
- R741 Wexford -Gorey
- R740 N25 – Rosslare
- R738 Barntown – Baldwinstown
- R735 Gussurane – Clonroche
- R730 Wexford – Killealy
- R733 Arthurstown – New Ross
- R734 Ballintreskin – Hook Head
- R737 Haggard –Duncannon
- R700 New Ross – N30
- R729 New Ross-Poulmounty
- R702 Enniscorthy – Killealy
- R745 Ferns – Ballindagga
- R744 Enniscorthy – Blackwater
- R746 Wheelagower – Bunclody
- R742 Wexford – Kilmuckridge – Courtown – Gorey

It is an objective of the Council:

Objective T23

To manage and maintain the regional road network in the County in a manner which safeguards the strategic function of regional roads.

Objective T24

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 towns, villages or other settlements where a speed limit of 50 – 60 k.p.h. applies and where a safe access, avoiding undue proliferation of access points, can be achieved.
- 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.
- 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.

Objective T25

To control new and significant intensification of existing, access/egress points from/to non-class 1 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.

Objective T26

To promote:

- The development of inner relief routes which may have regional road status, for traffic in Gorey Town, Wexford Town, New Ross Town and Enniscorthy Town to include possible new river crossings in Wexford and New Ross
- The upgrade of the R700 which provides an important link between Counties Wexford and Kilkenny.

8.5.3 Local Roads

Also known as County roads, Wexford has a comprehensive local road network covering all parts of the County. These roads serve a particularly important function for rural communities and agricultural enterprises. The native hedges and trees which edge many of these roads also provide important habitats for flora and fauna and contribute significantly to the attractiveness of the County.

The Council will facilitate access proposals to county roads on a site by site basis having regard to the characteristics of the development proposed and

the condition of the road where access is proposed, at all times having the utmost regard for public safety issues. Some sections of local roads have higher traffic levels and/or higher average speeds and stricter criteria in respect on the need for the access and sightline requirements will apply to access proposals to such sections of road.

It is an objective of the Council:

Objective T27

To manage and maintain local roads in the County having regard to their important function, as resources allow.

Objective T28

To facilitate access proposals to local roads on a site by site basis having regard to the characteristics of the site and the road where access is proposed.

8.5.4 Universal Roads

The following objectives will apply to all roads in the County.

It is an objective of the Council:

Objective T29

To promote and encourage road safety having regard to the National Roads Safety Strategy (RSA, 2007) and to exercise its functions with regard to the maintenance and improvement of all 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 and to protect the biodiversity and amenity value of roadside landscaping.

Objective T30

To assess the detailed siting and design of proposals for new or intensified use of existing accesses to roads on their merits having regard to the

objectives of this chapter and the development managements standards contained in Chapter 18.

Objective T31

To restrict development:

- Where the local roads network is deficient including considerations of capacity, width, alignment, surface or structural condition
- Which would create serious traffic congestion
- Which would unduly obstruct other road users

A Traffic and Transport Assessment (TTA) with a Mobility Management Plan may be sought for proposed developments affecting non-national roads with regard to this objective.

Objective T32

To undertake traffic management schemes, which may include reductions in speed limits and/or other measures, with a view to enhancing safety for all road users, where considered appropriate to do so and as resources allow.

Objective T33

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 18 of the Plan.

Objective T34

To support and facilitate the provision of charging points for electric vehicles.

Objective T35

To ensure that traffic noise levels are considered in the assessment of all significant development proposals. This assessment will have regard to noise maps for national and major non-national roads to be prepared by the NRA and the Council further to Environmental Noise Regulation S.I. No. 140 of 2006.

8.5.5 Petrol Filling Stations/Service Stations/Truck Parking Facilities

The NRA has responsibility for securing on-line motorway service areas such as that now granted planning permission on the M11 at Ballyellen near Gorey. The service area facility will be provided through a Private Public Partnership (PPP) contract which also includes the construction of the N11 Arklow-Rathnew Bypass in Wicklow and the N7 Newlands Cross Upgrade in West Dublin. The tender process for this contract is underway (May 2012).

The Council may consider proposals for petrol filling stations / service stations/ truck parking facilities in other locations having regard to Objective T36 and the development management standards in Chapter 18 of the Plan.

It is an objective of the Council:

Objective T36

To consider proposals for petrol filling stations / service stations/ truck parking facilities subject to compliance with the following general principles and the design standards contained in the development management standards in Chapter 18 of the Plan:

- Such developments at or near national roads shall be assessed having regard to NRA Guidance contained in Spatial Planning and National Roads Guidelines for Planning Authorities (NRA, 2012).
- The provision of such facilities on those sections of regional roads and local roads where the maximum speed limit applies will generally be discouraged, unless an overriding need for the development in that location is clearly demonstrated.
- The proposed development would not result in traffic safety hazards, serious traffic congestion, or the undue obstruction of other road users.
- The proposed development would not result in adverse impacts on the environment and local amenities.
- The proposed development would not result in an undue proliferation of such facilities.

- The proposed development would not undermine the vitality of retail services in local villages in contravention of the Retail objectives of this Plan.
- The proposed development shall not contravene other objectives of this Plan.

8.5.6 Parking and Servicing

It is an objective of the Council:

Objective T37

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

Objective T38

To require developments to:

- Provide adequate, well designed and safe parking and waiting provision for private cars, taxis, buses, motorbikes and cycles, which meets the development management standards in Chapter 18, and which has regard to the promotion of good urban and rural design and the safety of all road users and facilitates accessed by walking, cycling and public transport.
- Provide adequate arrangements for servicing and deliveries which meet best practice standards having regard to the need to promote good urban and rural design and to protect public safety.

Chapter 9 Infrastructure

9.1 Introduction

The provision of high quality infrastructure is essential to achieve the Council's social, economic, spatial and environmental objectives. The Council is a statutory undertaker for the provision of a range of physical infrastructure in the County, including water supply and wastewater. While the Council has no statutory role in the provision of telecommunications and broadband infrastructure, it has a regulatory role and recognises the importance of these critical pieces of infrastructure for the development of the County. Planning Authorities are required to make provision for waste water services and other matters relevant to water management in Development Plans, to control, through their Development Plans and otherwise, developments likely to cause water pollution or be contrary to water management objectives.

9.2 Water and Wastewater Infrastructure

The provision of high quality water supply and wastewater infrastructure is fundamental to ensure the long-term physical, environmental, social and economic development of the County. The population growth, which occurred in recent years, placed significant pressures on water and wastewater facilities in many of the County's settlements.

The Council is committed to:

- Providing adequate water supply and wastewater infrastructure which will support economic development, in particular, industrial and commercial
- Meeting EU and national standards for drinking water and wastewater infrastructure
- Preserving and protecting water resources as a key element of environmental policy
- Addressing the issue of climate change in water management
- Managing and mitigating the risk and consequences of flooding on water and wastewater infrastructure.

All water and wastewater services currently operated by the Council are due to handed over to Irish Water by 2015. The Council will operate these services as an agency of Irish Water until the hand over is complete.

9.2.1 Habitats Directive

The Council will ensure that any plan or project, including water abstraction points 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 the plan or project is likely to have a significant effect on a Natura 2000 site 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 Articles 6(3) and 6(4) of the EU Habitats Directive.

9.2.2 Water Services Investment Programme

The future development of water and wastewater treatment infrastructure is largely dependent on the Government's Water Services Investment Programme, and the availability of funding therein. The current programme, which covers the period 2010-2012, prioritised projects relevant to:

- Achieving EU and national environmental objectives, in particular works required to deal with drinking water standards, wastewater treatment standards, authorisation of wastewater discharge, bathing waters, Pollution Reduction Programme for Shellfish Waters and compliance with the Water Framework Directive
- Water conservation proposals to meet environmental and economic goals
- Works to support economic objectives such as the development of gateways and hubs
- Employment creation

Tables No. 19 and 20 identify the water supply and wastewater projects which are included in the current Water Services Programme 2010-2012.

Table No. 19 Water Supply Projects

Project	Works
Scheduled to commence by the end of 2012	
Gorey Regional Water Supply Scheme	Contract 4 Water treatment plant upgrade, reservoir and pumps
New Ross Water Supply Scheme	Water treatment plant upgrade
Water Conservation	Stage 3 Works-water mains rehabilitation project Phase 1
Schemes at planning stage up to 2012	
Enniscorthy and Sow Regional Water Supply Scheme	
Water Conservation Stage 3 Works	

Table No. 20 Wastewater Projects

Project	Works
Scheduled to commence by the end of 2012	
Enniscorthy Sewerage Scheme	Phase 3 Wastewater treatment plant upgrade and network
Gorey Sewerage Scheme	Wastewater treatment plant upgrade
Castlebridge Sewerage Scheme (SLI)	Wastewater treatment plant upgrade
Taghmon Sewerage Scheme (SLI)	Forward pumping station
Fethard-on-Sea Sewerage Scheme (SLI)	Wastewater treatment plant and network
Piercestown Sewerage Scheme (SLI)	Wastewater treatment plant
Schemes at planning stage up to end of 2012	
Wexford Sewerage Scheme	
Villages Sewerage Scheme, which applies to the following settlements: Arthurstown, Ballycanew, Ballyhack, Campile, Clonroche, Duncannon and Wellington	

9.2.3 Water Supply

Water is a fragile resource that needs to be protected. It is essential for life, to support the natural environment and is required for economic development through activities such as fishing, agriculture, industry, services and tourism.

Our water supplies need to be protected to:

- Guarantee potable water sources
- Ensure adequate water to support and sustain economic development
- Protect the natural environment, in particular, aquatic habitats
- Allow waters to be used for recreation and tourism

Public Water Supply

The Council is responsible for providing and maintaining an adequate public water supply throughout the County. In 2011, approximately 15.7 million cubic metres was supplied through the public water network. This water is sourced equally from ground water and surface water sources.

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 County.

Recent upgrades of the County's water supply network include the Taghmon Water Supply Scheme, Gorey Regional Water Supply Scheme (network) and Bunclody Water Supply Scheme (network).

Rural Water Programme

This Programme is administered by the Council and includes measures to address deficiencies in:

- Group water schemes
- Small public water and sewerage schemes
- Private supplies where no alternative to group or public supply is available.

Group Water Schemes

Many of the County's households obtain their water supply from group water schemes. These schemes are formed by two or more households coming together to provide their own communal water supply. There are currently 128 group water schemes in County Wexford. Seven of these schemes serve over 15 houses/50 persons. Annual funding is made available through the Rural Water Programme for the upgrading of existing private group water schemes to ensure compliance with Drinking Water Regulations, provision of new treatment plants, replacement distribution network and universal metering.

Private Boreholes

Private boreholes are used when access to the public water supply or a group water scheme is not possible. Applicants will need to clearly demonstrate that the wastewater treatment can be accommodated without a negative impact on the proposed private boreholes.

It is an objective of the Council:

Objective WS01

To protect existing and potential water resources for the County, in accordance with the EU Water Framework Directive (2000/60/EC), the South-East River Basin Management Plan 2009-2015 and any updated version, the Pollution Reduction Programmes for designated shellfish waters, the provisions of the Groundwater Protection Scheme for the County and any other protection plans for water supply sources.

Objective WS02

To ensure drinking water supplied by the public water network complies with the European Communities (Drinking Water) Regulations 2007.

Objective WS03

To ensure that all proposed future public water abstractions within the plan area are screened for Appropriate Assessment of its potential impact on the Natura 2000 network, in accordance with Article 6 of the Habitats Directive.

Objective WS04

To ensure the delivery of an adequate and reliable public water supply which serves the domestic, commercial and industrial needs of the County.

Objective WS05

Where connection to an existing public water supply is not possible or the existing supply system does not have sufficient capacity, the provision of a private water supply will be considered where it can be demonstrated that the proposed water supply meets the standards set out in EU and national legislation and guidance, would not be prejudicial to public health or would not impact on the source of an existing supply or cumulatively on the Natura 2000 network.

Objective WS06

To provide sufficient water storage, supply and pressure of potable water to serve all lands zoned for development in the County and in accordance with the hierarchy of settlements as set out in Settlement Strategy.

Objective WS07

To facilitate measures to secure the delivery of the Water Services Investment Programme for the County.

9.2.4 Water Conservation

Water conservation is key to the sustainable use of water resources. The Council commenced a Water Conservation Programme in 2003. Its purpose is to promote the more effective utilisation of existing water resources and reducing the volume of potable water lost or wasted in the distribution network. Stages One and Two of this Programme have been completed. These stages involved putting systems and resources in place to monitor water usage and losses in the water distribution network. Active leakage control resulted in leakage levels being reduced from 51% in 2000 to 38% in 2010.

The Water Services Investment Programme 2010-2012 acknowledges the importance of water conservation and has accelerated funding for Stage three which involves the rehabilitation of water mains. The Council has commenced work on this stage.

It is an objective of the Council:

Objective WC01

To improve efficiency in the operation and demand management of the water supply infrastructure, promote water conservation and reduce the overall level of water loss in the public water supply.

Objective WC02

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

9.2.5 Wastewater Infrastructure

The provision and maintenance of quality wastewater treatment infrastructure is essential for sustainable development and for the protection of the environment and public health. The Council is responsible for the treatment and disposal of wastewater in towns and villages where public wastewater treatment facilities are in place.

A lot of the public wastewater treatment facilities in the County are operating at or near capacity. Some of the settlements identified in the Settlement Hierarchy will require investment in wastewater infrastructure in order for them fulfil their role in the Settlement Strategy. Wexford Town and New Ross Town have recently upgraded wastewater treatment facilities with adequate capacity to cater for future planned growth. The wastewater treatment facilities in Enniscorthy Town and Gorey Town are currently operating near capacity. However, there are planned upgrades for both plants, which will ensure that future planned growth can be accommodated.

The Settlement Strategy will provide strategic direction for future capital investment in wastewater treatment facilities. Table No. 21 sets out the current and planned situation for wastewater treatment facilities in the Hub, Larger Towns, District Towns and Strong Villages.

Table No. 21 Wastewater Treatment Facilities in the Hub, Larger Towns, District Towns and Strong Villages

Settlement	Wastewater Treatment Facilities	Current Design Capacity	Available Capacity	Upgrade
Hub				
Wexford Town	Yes	45,000	Yes	This treatment plant is close to capacity and may need upgrading.
Larger Towns				
New Ross Town	Yes	16,000 (24,000)	Yes	N/A
Enniscorthy Town	Yes	16,500	No	Planned 30,000 P.E design capacity; scheduled to commence 2013
Gorey Town	Yes	4,500	No	Planned 30,000 P.E design capacity to serve Gorey and Courtown; scheduled to commence 2013
District Towns				
Bunclody	Yes	6,500	Yes	N/A
Castlebridge	Yes	2,000	No	No
Courtown and Riverchapel	Yes	12,500	No	Planned 30,000 design capacity to serve Gorey and Courtown scheduled to commence 2013
Rosslare Harbour	Yes	9,383	Yes	N/A
Wellingtonbridge	Yes	25	No	At Planning stage

Strong Villages				
Kiltealy	No	No	No	No
Taghmon	Yes	600	No	Planned 3,500 P.E design capacity scheduled to commence 2013.
Bridgetown	Yes	2,000	No	NA
Ferns	Yes	2,250	No	No
Campile	Yes	250	No	At planning stage
Clonroche	Yes	600	No	At planning stage
Coolgreany	Yes	2,400	Yes	N/A
Kilmuckridge	Yes	2,000	No	N/A
Rosslare Strand	Yes	7,500	No	N/A

9.2.6 Strong Villages, Smaller Villages and Rural Settlements

The County's Strong Villages, Smaller Villages and Rural Settlements play an important role in sustaining rural communities. These settlements also offer a sustainable alternative to one-off rural housing and allow people the opportunity to design and build their own homes. However, many of these villages and settlements are not serviced. In order to further strengthen and consolidate these villages and rural settlements, the Council will consider development subject to complying with the environmental standards of the Environmental Protection Agency (EPA) and the Planning Authority, the provisions and objectives of the EU Water Framework Directive and the relevant River Basin Management Plan and subject to complying with all normal planning and environmental criteria.

9.2.7 Wastewater Facilities in Rural Areas

In rural areas most developments are served by on-site wastewater treatment facilities: septic tanks or proprietary wastewater treatment plants. It is essential that these systems are properly installed, regularly monitored and maintained so as to protect public health and the environment. Where it is proposed to serve a dwelling house with such a system, the planning application must be accompanied by details which demonstrate that the

proposed on-site wastewater treatment system can safely and adequately dispose of effluent in accordance with the Code of Practice: Wastewater Treatment and Disposal Systems Serving Single Houses (EPA, 2009) and complies with the Water Framework Directive and the provisions of the relevant River Basin Management Plans.

9.2.8 Wastewater Treatment Systems and Residential Development

A buffer zone will be required around wastewater treatment systems. Table No. 22 sets out the recommended minimum distances which should be used as a guide. The detailed recommended distances may be reduced in circumstances where the Council is satisfied, following detailed scientific studies, that existing or proposed residential development will not be unduly impacted by the wastewater treatment system. This may apply where the existing wastewater systems are upgraded or extended.

Table No. 22 Buffer Zones around Wastewater Treatment Systems

System Size Population Equivalent (P.E)	Approx number of houses served	Distance from existing and proposed residential development (metres)
10-40	2-10	28
41-60	11-15	31
61-80	16-20	34
81-100	21-25	37
101-120	26-30	40
121-140	31-35	43
141-160	36-40	46
161-500	41-125	50
500-5000	>125	100
>5000	N/A	150

The detailed recommended distances may also need to be increased, where it is the opinion of the Council that circumstances exist which necessitates greater separation between residential development and treatment systems.

The separation distance is measured from the boundary of the treatment system site to the building line of the residential development.

It is an objective of the Council:

Objective WW01

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 and guidance and subject to complying with the provisions and objectives of the EU Water Framework Directive, relevant River Basin Management Plan, relevant Pollution Reduction Programmes for Shellfish Waters, Urban Wastewater Water Directive and the Habitats Directive

Objective WW02

To provide, subject to funding, adequate wastewater facilities to serve the existing and future needs of populations in the towns and villages identified in the Settlement Hierarchy subject to complying with the provisions and objectives of the EU Water Framework Directive, relevant River Basin Management Plan, relevant Pollution Reduction Programmes for Shellfish Waters, Urban Wastewater Water Directive and the Habitats Directive.

Objective WW03

To consider the provision of private wastewater treatment facilities to serve commercial/employment generating developments where it is demonstrated that the proposed wastewater treatment system will meet all the relevant environmental criteria of the EPA and the Planning Authority, and subject to complying the provisions and objectives of the EU Water Framework Directive, relevant River Basin Management Plan, relevant Pollution Reduction Programmes for Shellfish Waters and the Habitats Directive. An annual renewed contract for the management and maintenance of the system contracted to a reputable company/person will be required; details of which shall be submitted to the Planning Authority.

Objective WW04

To consider the provision of communal private wastewater treatment facilities where appropriate to serve developments in Strong Villages, Smaller Villages and Rural Settlements only where it demonstrated that the proposed wastewater treatment system will meet all the relevant environmental criteria of the EPA and the Planning Authority and subject to complying with the provisions and objectives of the EU Water Framework Directive, relevant River Basin Management Plan, relevant Pollution Reduction Programmes for Shellfish Waters and the Habitats Directive. An annual renewed contract for the management and maintenance of the system contracted to a reputable company/person will be required; details of which shall be submitted to the Planning Authority.

Objective WW05

To permit the provision of private wastewater treatment facilities to serve a single dwelling house only where it demonstrated to the satisfaction of the Planning Authority that the proposed wastewater treatment system is in accordance with the Code of Practice: Wastewater Treatment and Disposal Systems Serving Single Houses (EPA, 2009) and subject to complying with the provisions and objectives of the EU Water Framework Directive, relevant River Basin Management Plan, relevant Pollution Reduction Programmes for Shellfish Waters and the Habitats Directive. An annual renewed contract for the management and maintenance of the system contracted to a reputable company/person will be required; details of which shall be submitted to the Planning Authority.

Objective WW06

To work with relevant agencies and to assist in the research and development of new sustainable effluent treatment systems including zero discharge systems such as Willow Beds or Reed Beds.

Objective WW07

To examine the feasibility of connecting unsewered areas, including individual properties and premises served by on-site wastewater treatment facilities, to

existing and planned sewer networks.

9.2.9 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 in the County's towns, villages and rural areas. The Council will require compliance with best practice guidance for the collection, reuse, treatment and disposal of surface waters for all future development proposals.

Traditionally, rain falling on impervious surfaces was directed into a receiving watercourse through surface water drainage systems. While such drainage systems are effective at transferring surface water quickly, they provide only limited attenuation causing the volume of water in the receiving watercourse to increase more rapidly, thereby increasing flood risk.

Sustainable Drainage Systems, commonly known as SuDS is an approach that seeks to manage the water as close as possible to its origin by various engineering solutions that replicate natural drainage processes, before it enters the watercourse. The incorporation of SuDS techniques allows surface water to be either infiltrated or conveyed more slowly to water courses using porous surface treatments, ponds, swales, filter drains or other installations.

SuDS provide an integrated approach which addresses water quantity, water quality, amenity and habitat. The Council will require the application of SuDS in development proposals, for example through reducing the extent of hard surfacing, and using permeable pavements.

The use of SuDS will be required in new developments to minimise the risk of flooding and contamination and to protect environmental and water resources. The Council will seek to ensure applicants incorporate sustainable drainage systems for significant developments in both urban and rural areas and will encourage them for all other developments.

In the case of developments in rural areas that are not serviced by a storm sewer network, or where the network has insufficient capacity, uncontaminated surface water must be disposed of within the curtilage of the site through the use of appropriately sized soak pits.

It is an objective of the Council:

Objective SWM01

To promote storm water retention facilities for new developments and to incorporate 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 a new development is disposed of on-site or is attenuated and treated prior to discharge to an approved storm water system.

Objective SWM03

The discharge of surface water run-off and rainwater into foul water sewage drainage systems will not be permitted.

Objectives SWM04

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

9.3 Telecommunications

The development of high-quality telecommunications infrastructure is critical to advance the economic and social development of the County. The Government's document Building Ireland's Smart Economy promotes the development of first-class infrastructure that will increase the competitiveness of Irish business and improve quality of life.

The Council is committed to enhancing the telecommunications network and infrastructure throughout the County. However, this must be managed to ensure a balance between the provision of telecommunications infrastructure in the interests of social and economic progress, and sustaining residential amenity and environmental quality.

Objective TC01

To facilitate the delivery of high-capacity telecommunications infrastructure at appropriate locations throughout the County subject to compliance with normal planning and environmental criteria and the development management standards contained in Chapter 18.

Objective TC02

To have regard to Telecommunications Antennae and Support Structures- Guidelines for Planning Authorities (Department of the Environment and Local Government, 1996) or updated guidelines published during the lifetime of the Plan.

Objective TC03

To co-operate with telecommunications service providers in the development of this infrastructure, having regard to the proper planning and sustainable development of the area, normal planning and environmental criteria and the development management standards contained in Chapter 18.

9.3.1 Masts and Antennae

The location of masts is a contentious issue and one which will be carefully considered by the Planning Authority. In general:

- Free-standing masts will not be located within or in the immediate surrounds of smaller towns or villages. If such a location should become necessary, sites already developed for utilities should be considered and masts and antennae should be designed and adapted for the specific location. The support structure should be kept to the minimum height consistent with effective operation.

- In the vicinity of larger towns masts should be located in industrial estates or on industrially zoned land. The development of masts in commercial or retail areas will be considered.
- Free-standing masts will not be located 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.

The sharing of masts with other telecommunications operators will be encouraged as means of maximising investment and reducing the visual impacts associated with this type of development. 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.

However, the proliferation of masts in a particular area could be injurious to visual amenities, and therefore having regard to the potential adverse visual impacts of a proliferation of masts, applicants will be required to demonstrate a need to locate a new mast in a particular location where proliferation may present as an issue.

It is an objective of the Council:

Objective TC04

To require a demonstration of need for the proposed mast, having regard to the requirements for the co-location of masts and facilities where practicable and technically feasible. It will be the requirement of the applicants to satisfy the Planning Authority that a reasonable effort has been made to share installations. In situations where it not possible to share a support structure, applicants will be encouraged to share a site or to locate adjacently so that masts and antennae may be clustered.

Objective TC05

To adopt a presumption against the erection of antennae in proximity to residential areas, schools and community facilities.

Objective TC06

To minimise, and avoid where possible, the development of masts and antennae within the following areas:

- Prominent locations in Upland, River Valley and Coastal landscape character units and in 'Landscapes of Greater Sensitivity'
- Locations which impede or detract from existing public view points to/from Landscapes of Greater Sensitivity, rivers, estuaries or the sea
- Areas within or adjoining the curtilage of protected structures
- Areas on or within the setting of archaeological sites
- Within or adjacent to Natura 2000 sites

The Council may consider an exemption to this objective where:

- An overriding technical need for the equipment has been demonstrated and which cannot be met by the sharing of existing authorised equipment in the area, and
- The equipment is of a scale and is sited, designed and landscaped in a manner which minimises adverse visual impacts on the subject landscape unit.

Objective TC07

To ensure the location of telecommunications structures minimise and/or mitigate any adverse impacts on communities, the natural and built environment and public rights of way.

9.3.2 Broadband

The document Building Ireland's Smart Economy identifies broadband as a key enabling infrastructure on which future prosperity will increasingly depend. The availability of a high-quality broadband network will, amongst other things:

- Increase economic development potential by facilitating a transition to a knowledge-based 'smart economy'
- Promote sustainable development by encouraging remote working and reducing commuting
- Promote social inclusion and an enhanced quality of life for all.

National Broadband Scheme

Government policy is focused on ensuring that everyone, irrespective of where they live, should have access to high quality, competitively priced broadband services. The rollout of the National Broadband Scheme, which is now complete, focused on delivering broadband to areas of the country where it was not profitable for private operators to do so. Twelve Electoral Districts in County Wexford benefited from this scheme.

Rural Broadband Scheme

The Rural Broadband Scheme has been established to enable a basic broadband service to be provided to individual rural premises which are not capable of obtaining a broadband service from existing internet service providers. The scheme included extensive parts of the County.

Fibre-To-The-Home Broadband

Eircom have selected Wexford Town as one of four locations nationally to roll out a new pilot broadband trial that will radically improve the speeds available to customers on the internet. The €20 million investment will provide Fibre-To-The-Home (FTTH). The project involves installing high-speed fibre cables directly to homes and businesses and provides a huge increase in broadband speed of up to 150Mb – the fastest broadband speed in Ireland and one of the fastest speeds in Europe. This high-quality infrastructure will greatly improve the attractiveness of Wexford Town as a location for employment, as this service will allow greater productivity, efficiency and reliability and low IT costs for businesses.

It is an objective of the Council:

Objective BB01

To encourage and facilitate the co-ordinated development and extension of broadband infrastructure throughout the County, in particular in the Hub, Larger Towns and District Towns, by state or private operators as a means for improving economic competitiveness and social inclusion subject to compliance with normal planning and environmental criteria and the development management standards contained in Chapter 18.

Objective BB02

To support the rollout of the National Broadband Scheme, the Rural Broadband Scheme and the Broadband to School Scheme in conjunction with the Department of Communications, Energy and Natural Resources.

Objective BB03

To ensure that there is ducting for broadband fibre connections installed during the installations of services, in all new commercial and housing scheme and during any work on road or rail lines.

Objective BB04

To encourage the provision of WiFi zones in public buildings.

Chapter 10 Environmental Management

10.1 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, agricultural, forestry and services. 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.

10.2 Water Quality

Good water quality is essential for sustainable communities, supporting habitats and ecosystems and for economic development. The demands for water for domestic, industrial and recreational purposes must be balanced with the need to protect it to ensure an adequate supply of clean water for all. The majority of water supplies in the County come from groundwater or surface water sources. The two most significant impacts on water quality arise from discharges from wastewater treatment systems and pollution arising from agricultural activities.

The Council has a statutory responsibility to protect and manage water quality. This function is set within a framework of EU and national legislation and guidance; the implementation of which is largely done at local level by the local authorities. The Council is required to ensure that the performance of its functions ensures compliance with this legislation and the achievement of the relevant water quality objectives. The implementation of this legislation, in particular the Water Framework Directive, will have implications for development in the County, in particular the provision of wastewater treatment systems and agricultural practices.

The Planning and Development (Amendment) Act 2010 introduced a new mandatory objective for Local Authorities to integrate water management with planning policies and objectives in the preparing Development Plans. Plans must promote compliance with the environmental standards and objectives established by the European Communities (Surface Waters) Regulations 2009 and the European Communities (Groundwater) Regulations 2010 which standards and objectives are included in river basin management plans.

10.2.1 Policy Context

Water Framework Directive

The EU Water Framework Directive (2000/60/EC) aims to provide a system for the protection and improvement of water resources and water-dependent ecosystems. The four core objectives of the Directive to be achieved by 2015 are:

- Prevent further deterioration of water quality
- Restore 'good status' of water quality
- Reduce chemical pollution of water sources
- Achieve protected area objectives⁸

Restoring waters to at least 'good status' is to be achieved by 2015 where it is technically feasible, environmentally sustainable and not disproportionately expensive to do so. However, despite the implementation of measures some waters will take longer than others to reach their target because of the slower natural rates of recovery caused by local conditions. The deadline may therefore be extended to 2021 and 2027 for some water bodies.

The Directive requires an integrated approach to managing water quality within designated river basin districts. The Directive requires management

⁸ Protected areas are those requiring special protection under existing national or European legislation, either to protect their surface water or groundwater, or to conserve habitats or species that directly depend on those waters. In the South-East the most sensitive of these protected areas are six designated sites with freshwater pearl mussel populations that are in unfavourable conservation status due to water quality deterioration

plans to be prepared for each river basin and a programme of measures for improving water quality to be established.

Groundwater Directive

The Groundwater Directive (2006/118/EC) complements the Water Framework Directive. Its objective is to set underground water quality standards and introduce measures to prevent or limit inputs of pollutants into groundwater.

The European Communities Environmental Objectives (Surface Waters) Regulations 2009 (S.I No. 272)

These regulations address the requirements of the Water Framework, Dangerous Substances and Priority Substances Directives. The regulations apply to all surface waters and provide for:

- Establishment of legally binding quality objectives for all surface waters and environmental quality standards for pollutants.
- Examination, and where appropriate, review of existing discharge licences to ensure that the emission limits laid down in licences support compliance with the new water quality objectives/standards.
- Classification of surface water bodies by the EPA for the purposes of the Water Framework Directive.
- Establishment of inventories of priority substances by the EPA.
- Development of pollution reduction plans by coordinating local authorities, in consultation with the Environmental Protection Agency, to reduce pollution of surface waters.

The European Communities Environmental Objectives (Ground water) Regulations 2010 (S.I No. 9)

These regulations have been developed for the protection of groundwater in line with the requirements of the Water Framework Directive and the Groundwater Directive (2000/60/EC). This will be achieved by establishing clear environmental objectives, groundwater quality standards and threshold

values for the classification of groundwater and the protection against pollution and deterioration in water quality.

South-East River Basin Management Plan 2009-2015

The South-East River Basin Management Plan (SERBMP) is the first management plan for the District and covers the period 2009-2015. The SERBMP provides an assessment of the current status of waters in the district, the environmental objectives to be achieved, and the measures required to achieve these objectives. It also sets out the programme for measures to protect and improve water quality.

The implementation of the Plan will bring incremental improvement leading to the majority of waters reaching at least 'good status' by 2027 at the latest, benefiting the whole community by providing long-term sustainable access to and use of those waters. Where waters are currently at less than good status, they must be improved until they reach good status and there must be no deterioration in the existing status of waters.

The Council is a key party in the implementation of this management plan. The Council has a duty to perform its duties in a manner which will achieve the objectives. The Council is also required to carry out a range of environmental monitoring and enforcement activities to ensure that the actions of other stakeholders will lead to water quality improvements.

Groundwater Protection Schemes

Groundwater Protection Schemes aims to maintain the quantity and quality of groundwater and in some cases improve it, by applying a risk assessment-based approach to groundwater protection and sustainable development.

These schemes provides guidelines to the Council when carrying out its functions, in particular planning and licensing, and assists in decision-making relating to controlling the location and nature of developments and activities of potentially polluting activities.

Shellfish Waters

The EU Shellfish Waters Directive (2006/113/EC) aims to protect and improve shellfish waters in order to support shellfish life and growth. It is designed to protect the aquatic habitat of bivalve and gastropod molluscs, which includes mussels, scallops, clams, oysters and cockles. The European Communities (Quality of Shellfish Waters) Regulations 2006 (as amended) (S.I No 268 of 2006) gives effect to the Directive in Ireland.

The Directive requires Member States to designate waters that need protection in order to support shellfish life and growth, and then establish pollution reduction programmes for the designated waters. There are four designated waters relevant to Wexford: Bannow Bay, Wexford Harbour Outer, Wexford Harbour Inner and Waterford Harbour. Pollution reduction programmes are in operation for these areas. The identified pressures on these designated waters include urban wastewater systems, on-site wastewater treatment systems agriculture and port activities.

Under Article 4 of the Quality of Shellfish Waters Regulations 2006 (as amended), the Council is required to ensure that the performance of its functions promotes compliance with the objectives of these pollution reduction programmes and with the objectives of the Shellfish Waters Directive. Such functions include waste water treatment, waste management, effluent discharge licences, planning and development and building control.

Freshwater Pearl Mussel

The pearl mussel *Margaritifera margaritifera* (L., 1758) is protected under the Wildlife Acts, 1976 and 2000 and the Habitats Directive. It is included on the red data list for Ireland as being critically endangered.

Under the Water Framework Directive, River Basin Management Plans (RBMPs) have been prepared for each River Basin District in Ireland. The RBMPs include a programme of measures for the protection and improvement of water quality. These include objectives for designated pearl mussel rivers to

ensure that the quality of the water environment is adequate to support freshwater pearl mussel habitat and populations.

The European Communities Environmental Objectives (Freshwater Pearl Mussel) Regulations 2009 (S.I. No. 296 of 2009) also require that Sub-basin Management Plans are prepared for each of the 27 designated populations of freshwater pearl mussel areas in Ireland. Draft Sub-basin Management Plans have been prepared by the Department of the Environment, Heritage and Local Government (DEHLG) for each of the 27 areas. The draft plans identify critical local pressures and impacts on the freshwater pearl mussel and provide possible measures for restoration to favourable conservation status.

The Freshwater Pearl Mussel (Second Draft) Aughavaud Sub-Basin Management Plan (North-South Share 2 project, funded by the Department of Environment, Heritage and Local Government, 2010) sets out specific measures that apply to the Aughavaud catchment. The key objective is to achieve favourable conservation status for the freshwater pearl mussel population.

Bathing Waters Directive

The County's bathing waters are an important amenity, valuable for both their tourism and recreational potential. The EU Bathing Water Directive 2006/7/EC/ aims to preserve, protect and improve the quality of all designated bathing waters in order to protect the health of people who choose to bathe in these waters. The Directive was transposed into Irish law by the Bathing Water Quality Regulations 2008. There are six designated bathing areas in the County: Rosslare Strand, Morristcastle, Duncannon, Curracloe, Courtown and Ballymoney. In 2011, all these bathing waters had good water quality.

Marine Strategy Framework Directive

The Marine Strategy Framework Directive (2008/56/EC) is very similar to the Water Framework Directive. Member States are required to achieve good environmental status in the marine environment by the year 2020 at the latest. Good environmental status means that seas are clean, healthy and productive

and the human use of the marine environment is maintained at a sustainable level. The four core objectives of the Directive are:

- Carry out an initial assessment of marine waters, and establish environmental targets and indicators by July 2012
- Establish a Monitoring Programme by July 2014
- Establish a Programme of Measures to achieve good environmental status by 2015
- Implement the measures by 2016

The sustainable management and development of the County's marine environment is fundamental to, and necessary to achieve good environmental status. The Marine Directive and any future monitoring programme and programme of measures will influence development along our coast, including:

- Shipping
- Maritime transport
- Water based tourism
- Sea fisheries
- Aquaculture
- Renewable energy (including, wind and wave)

Nitrates Directive

The Nitrates Directive (91/676/EEC), which came into force on 12 December 1991, 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'. This programme must be reviewed, and if necessary revised, at least every four years.

Local authorities, under the guidance of the EPA are responsible for the enforcement of 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. These Regulations provided 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-SI No. 610 of 2010.

It is an objective of the Council:

Objective WQ01

To protect existing and potential water resources for the County, in accordance with the EU Water Framework Directive (2000/60/EC), the South-East River Basin Management Plan 2009-2015 and any updated version, the Pollution Reduction Programmes for designated shellfish waters, the provisions of Groundwater Protection Scheme for the County and any other protection plans for water supply sources.

Objective WQ02

To promote compliance with the requirements of the European Communities (Surface Waters) Regulations 2009 and the European Communities (Groundwater) Regulations 2010 and any other relevant legislation.

Objective WQ03

To continue to improve water quality by implementing the measures outlined in the Nitrates Directive (91/676/EEC) and the national Nitrates Action Programme.

Objective WQ04

To ensure that developments permitted comply with the requirements of the EU Water Framework Directive, the relevant River Basin Management Plans and the Habitats Directive.

Objective WQ05

To ensure that development permitted 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.

10.3 Air Quality

Air pollution can negatively affect human health and eco-systems. Air pollution in County Wexford is not currently a problem. The Council will continue to maintain this situation, and improve air quality by having regard to the Air Quality Standards Regulations 2011 (S.I. No. 180 of 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). Furthermore, 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 have regard to the Air Quality Standards Regulation 2011 (S.I. No. 180 of 2011) when assessing planning applications for development which may have effects on air quality.

Objective AQ02

To encourage sustainable industrial developments by promoting the use of cleaner technologies and production techniques, reducing waste production, conservation and recycling of materials.

Objective AQ03

To manage development to provide the efficient use of land and infrastructure, thereby controlling and limiting air emissions.

Objective AQ04

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 AQ05

To encourage a modal change from private car use towards other types of travel and to promote the use of public transport as a means of reducing vehicle emissions and improving air quality.

10.4 Noise

Noise control is governed by the Environmental Protection Agency Act 1992 and the Environmental Protection Agency Act (Noise) Regulations 1994 (S.I. No. 179 of 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.

Noise Action Plans

EU Directive 2002/49/EC relates to the assessment and management of environmental noise. It applies to noise from industrial activity and from road, rail and air traffic, but it does not relate to domestic noise. The Directive was transposed into Irish law by the Environmental Noise Regulations 2006 (S.I. No. 140) 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 will carry out noise mapping for the national road network and individual local authorities will non-national roads. The Planning Authority will have regard to any noise mapping and/or Noise Action Plan relating to the area when considering planning applications.

It is an objective of the Council:

Objective N01

To have regard to the provisions of the Environmental Protection Agency (EPA) Acts 1992 and 2003 and the Environmental Protection Agency Noise Regulations 1994 when assessing planning applications.

Objective N02

To regulate and control activities likely to give rise to excessive noise, other than those activities which are regulated by the Environmental Protection Agency.

Objective N03

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 N04

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 N05

To ensure that relevant planning applications comply with the provisions of any Noise Action Plan or noise maps relating to the area.

10.5 External Lighting

External lighting is 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. The use of external lighting in rural areas, such as flood lighting of rural houses, can detract from the rural character of the area.

It is an objective of the Council:

Objective L01

To require developments providing external lighting to clearly demonstrate that the lighting scheme is the minimum needed for security and working purposes.

Objective L02

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.

10.6 Waste Management

Waste management is a fundamental infrastructural requirement essential for sustainable development, protection of public health and the environment.

Waste infrastructure includes bring centres, civic amenity centres, waste transfer stations, material recovery facilities, biological waste treatment facilities, authorised treatment facilities for end-of-life vehicles and landfills.

10.6.1 Policy Context

EU Waste Framework Directive

The EU Waste Framework Directive 2008/98/EC provides a framework of waste management requirements and sets out the basic waste management definitions for the EU. It places an emphasis on waste prevention and on the 'polluter-pays' principle. The Directive was transposed into Irish law by the

European Communities (Waste Directive) Regulations 2011 (S.I. 126 of 2011). The Government is currently preparing new national waste policy that will adhere to the EU waste hierarchy set out in the Directive, deliver a coherent approach to waste management, minimise the waste going to landfill and maximise resource recovery.

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

The Joint Waste Management Plan is currently being evaluated and will be revised or replaced as necessary to comply with the EU Waste Framework Directive (2008/98/EC). The Plan sets out objectives whereby overall levels of waste will be reduced and stabilised in order to comply with both European and national legislation and guidance. The Plan sets out a hierarchy of preferential modes of waste management, focusing on prevention, minimisation, re-use/ recycle, disposal with energy recovery and disposal of residual waste.

Section 4(10A) of the Waste Management (Amendment) Act 2001 states that the Development Plan relating to the functional area of the Local Authority shall be deemed to include the objectives of the Waste Management Plan in force in relation to that area. The Council is committed to implementing the Joint Waste Management Plan and will facilitate the provision of the waste facilities envisaged by the Plan. The Council recognises that investment in innovative technologies and advancements in waste management offer job creation potential. The Council will support and make provision for changes in technology and new approaches to waste management, such as waste to energy projects.

All waste projects must comply with the principles of sustainable development, the provisions of the Waste Management Directive, the Water Framework Directive, the South-East River Basin Management Plan and the Habitats Directive.

National Waste Prevention Programme

Waste prevention relates to the elimination, reduction and reuse of waste. The National Waste Prevention Programme 2009-2012 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. The Council is proactive in this area, in particular through Green Schools programme and Green Business initiatives.

10.6.2 Waste Management Services

In line with Government policy and the provisions of the Joint Waste Management Plan, the Council is actively implementing measures to recycle and recover a significant proportion of waste before disposing of the remaining residual waste.

The collection of domestic and commercial waste 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). The Council will encourage all operators to provide this system to its customers in an effort to further reduce the amount of waste going to landfill.

There are four purpose-built Civic Amenity Centres in the County: Enniscorthy Town, Holmestown and two in New Ross Town. The Council operates these centres and there are plans to develop a centre in Gorey Town by the end of 2012. A civic amenity centre is where waste can be deposited by members of the public for segregation, mixing, baling, storage or treatment of waste prior to its recovery or disposal. These centres cater for a range of waste products including electrical goods, textiles, waste oil, oil filters and scrap metals.

Bring centres are individual stand-alone receptacles, such as bottle banks, can banks, newspaper banks and textiles banks. These facilities are usually provided in neighbourhood centres and villages.

The provision of civic amenity centres and the network of bring centres across the County is allowing the Council and the public to contribute to the sustainable management of waste. The Council will encourage and facilitate the expansion of this network in its efforts to reduce the overall amount of waste going to landfill.

The Council recognises that these types of facilities play an important role in recycling and recovering, and which also offer economic development potential. These include:

Waste Transfer Stations

This is a facility where waste materials are taken from smaller collection vehicles and placed in larger vehicles to transport to other waste facilities for recovery, treatment or disposal.

Materials Recovery Facilities

Material Recovery Facilities (MRF) recovers recyclable material from waste. A clean MRF is a facility which separates dry recyclables into separate recycling streams. A dirty MRF is a facility which separates both the dry recyclable fraction and the organic fraction of waste.

Waste Recovery Facilities

This facility refers to a specific process involving the removal of recyclable material at a materials recovery facility, and composting the organic waste to stabilise it. When the waste is stabilised it has a very low respiration or decay rate and therefore will produce little or no methane gas if land filled.

Waste to Energy

'Waste to Energy' is a method of converting waste into a usable form of energy, usually through combustion or decomposition. This would include the anaerobic digestion of waste.

Waste Disposal

Through the promotion of recycling and recovery the amount of residual waste disposed to landfill should be reduced. The Council have until recently operated a state of the art landfill facility at Holmestown. This facility is currently temporarily closed.

Authorised treatment facilities for End-of-life Vehicles

EU Directive 2000/53/EC relates to the end-of-life vehicles and sets out specific measures to be put in place by Member States in relation to the collection, storage, treatment, dismantling, reuse and recycling of end-of-life vehicles.

An Authorised Treatment Facility is a facility where the collection and storage and treatment of end-of-life vehicles may take place. Such facilities must operate under waste licence or waste permit.

10.6.3 Location of Waste Management Facilities

The Council will direct waste management facilities such as waste transfer stations, waste material and recovery facilities and anaerobic digester units, authorised treatment facilities for end-of-life vehicles to appropriately zoned lands. The Council will only consider the location of these facilities outside of zoned lands where extensive lands are required, such as a landfill, or where the development is necessary for the proper implementation of the Joint Waste Management Plan for the South-East Region.

Where a location outside of zoned land is proposed, it will be necessary for the following criteria to be satisfied:

- The need for the proposal at the particular location, in particular having regard to the Joint Waste Management Plan for the South-East Region, and any other relevant national or regional waste management plan at that time.
- The site should be within or as near as possible to the Hub or Larger Towns.

- There should be no adverse impacts on amenities.
- There should be a minimal risk of pollution.
- The development must comply with the requirements of the Water Framework Directive and the relevant River Basin Management Plan.
- The development must comply with the requirements of the Habitats Directive.

10.6.4 Hazardous Waste

The disposal of hazardous waste is provided for in the National Hazardous Waste Management Plan 2008-2012 prepared by the Environmental Protection Agency (EPA). The Council will ensure that hazardous waste is disposed of in a safe manner in accordance with the National Hazardous Waste Management Plan and any subsequent amendments or revisions of this Plan.

10.6.5 Construction and Demolition Waste

This is waste arising from construction, renovation and demolition activities, such as rubble, bricks and tiles. There has been a significant reduction in the levels of this waste, which is largely attributed to the economic downturn in the construction sector. National policy recommends that this type of waste be reused and recycled where possible. The Council will encourage a reduction in the overall amount of this waste generated and require that it be reused and recycled.

The Council will have regard to the requirements of the Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects (DEHLG, 2006) and any updated version of the guidelines when assessing planning applications for developments which will generate significant levels of Construction and Demolition waste.

10.6.6 Agricultural Waste

This is the waste generated by agricultural activities and includes animal slurry, spent mushroom compost and straw. It must be disposed off in a safe

manner to prevent pollution of ground waters and surface waters and to protect public health. The Nitrates Directive and the European Communities (Good Agricultural Practice for the Protection of Waters) Regulations 2009 and 2010 are key statutory regulators in the disposal of agricultural waste.

10.6.7 Sludge Management

Sludge from wastewater treatment plants and septic tanks can only be used in agriculture in accordance with the Waste Management (Use of Sewage Sludge in Agriculture) Regulations, 1998 and the Waste Management (Use of Sewage Sludge in Agriculture) Regulations, 2001. These regulations require that sludge is only used in accordance with a Nutrient Management Plan, which the Council are responsible for assessing.

The Sludge Management Plan for County Wexford 2001-2020 sets out a strategy for the collection, transport, treatment and disposal of all non-hazardous sludges arising in the County including wastewater treatment plant sludges. The Plan proposed satellite centres to be established at New Ross, Enniscorthy and Gorey/Courtown to provide for dewatering of wastewater treatment sludges from these towns as well as smaller plants local to the satellite centre. The dewatered sludge is then to be exported to Wexford for treatment and disposal. The satellite centres at New Ross has been provided, while Enniscorthy and Gorey/Courtown will be developed during the planned upgrade of their respective wastewater treatment facilities. The sludge treatment facility at the Wexford has an installed capacity of 80,000 PE.

Spatial centres are provides in several other wastewater treatment plants which are export sludge directly to Wexford. These plants include Blackwater, Kilmuckridge, Castlebridge, Bunclody, and Rosslare.

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, and any updated version published during the

lifetime of the Plan, subject to compliance with Article 6 of the Habitats Directive.

Objective WM02

To increase public awareness of the importance of waste management, in particular prevention and minimisation of waste. The Council will encourage local communities, schools and businesses 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 WM03

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 WM04

To encourage the development of waste minimisation strategies for domestic, commercial and industrial waste.

Objective WM05

To support the development of appropriately sited waste recycling and recovery facilities, such as bring centres, civic amenity centres, waste transfer stations, waste material facilities and authorised treatment facilities for end-of-life vehicles as a means of facilitating a reduction in the quantity of waste that goes to landfill disposal sites subject to compliance with normal planning and environmental criteria and the relevant development management standards set out in Chapter 18.

Objective WM06

To ensure hazardous household waste is disposed off in accordance with the provisions of the National Hazardous Waste Management Plan 2008-2012,

and any updated version published during the lifetime of the Plan, subject to compliance with Article 6 of the Habitats Directive.

Objective WM07

To encourage and facilitate the development of new alternatives and technological advances in relation to waste management such as Organic Waste to Energy/Combined Heat and Power schemes subject to the criteria for location of waste management facilities contained in Section 10.6.3 above and compliance with normal planning and environmental criteria and the development management standards contained in Chapter 18.

Objective WM08

To support the provision of infrastructure for composting and other forms of recycling for bio-waste subject to the criteria for location of waste management facilities contained in Section 10.6.3 above and compliance with normal planning and environmental criteria and the development management standards contained in Chapter 18.

Objective WM09

To encourage the development of Construction and Demolition waste recycling facilities at appropriate sites subject to complying with normal planning and environmental criteria and the relevant development management standards set out in Chapter 18.

Objective WM10

To promote the recycling and reuse of aggregates from Construction and Demolition waste.

Objective WM11

To ensure the disposal of agricultural waste is carried in a safe manner and in compliance with the Nitrates Directive, European Communities (Good Agricultural Practice for Protection of Waters) Regulations, 2009 (S.I. No. 101 of 2009), the European Communities (Good Agricultural Practice for

Protection of Waters) Regulations 2010 (S.I. No. 610 of 2010), the Habitats Directive and any other relevant statutory provisions.

Objective WM12

To have regard to the Sludge Management Plan for the County 2001-2020 and any updated version published during the lifetime of the Plan, subject to compliance with Article 6 of the Habitats Directive.

10.7 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 and (iv) recovery and recycling.

It is an objective of the Council:

Objective LM01

To implement the provision of the Litter Management Plan 2010-2013 for County Wexford and any updated version of this Plan.

10.8 Historic Landfills

The Waste Management (Certification of Historic Unlicensed Waste Disposal and Recovery Activity) Regulations 2008 (S.I. No. 524 of 2008) provide for the certification of historic unlicensed waste disposal sites in operation between 1977 and 1996. The regulations require local authorities to register these facilities, to carry out risk assessments of the sites and to determine any remedial measures required. The Council has identified 11 such historic unlicensed landfills in the County. Risk assessments have been prepared and remedial measures, where required, have been proposed and submitted to Environmental Protection Agency who is responsible for issuing certificate of authorisations.

It is an objective of the Council:

Objective HL01

To carefully consider the land use and proposals for developments within 250 metres of identified historic landfill sites in accordance with the provisions of the document Protection of New Buildings and Occupants from Landfill Gas (Department of the Environment and Local Government, 1994) and any subsequent updated version of this document .

Objective HL02

To implement remediation plans for the identified historic landfills in the County.

10.9 Graveyards and Crematoriums

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 burial grounds at 12 different locations in the County. There are also many old burial grounds vested in the Council. Local communities can develop their own burial grounds. The Council provides technical, and where feasible financial assistance, to local communities to maintain parish operated burial grounds.

It is an objective of the Council:

Objective BG01

To provide and facilitate burial grounds or extensions to existing burial grounds at appropriate locations throughout the County subject to complying with normal planning and environmental criteria and the development management standards contained in Chapter 18.

Objective BG02

To ensure that burial grounds throughout the County are managed and maintained in a manner that respects their associated culture and heritage.

Crematoriums

Cremation offers an alternative to burial, and while burial remains the popular option, cremation is increasing in popularity. There are currently no crematoriums in the County. The development of a crematorium, together with the provision of a chapel/funeral service home within the same grounds, will be considered by the Planning Authority at appropriate locations in the County subject to complying with normal planning and environmental criteria.

It is an objective of the Council:

Objective CM01

To consider the provision of human crematorium and associated facilities including a chapel/funeral service home at appropriate locations in the County subject to complying with normal planning and environmental criteria and the development management standards contained in Chapter 18.

10.10 Control of Major Accidents

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. There are currently five Major Accident/Seveso establishments within or in close proximity to County Wexford as shown in Table No. 23 below.

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.

Table No. 23 Major Accident/Seveso establishments within or in close proximity to County Wexford

Upper Tier	<ul style="list-style-type: none"> • Atlantic Industries, Drinagh, Wexford. • Goulding Chemicals Ltd., Strokestown, Co. Kilkenny (near New Ross) • Nitrofert Ltd., Raheen, Co. Kilkenny (near New Ross).
Lower Tier	<ul style="list-style-type: none"> • Esso Ireland Ltd., Joint Fuels Terminal New Ross, Marshmeadows, New Ross. • Barrow Storage, Co. Ltd T/ACampus Oil, Marshmeadows, New Ross.

The Planning and Development Act 2000 (as amended) requires the control of major accident sites and development for the purpose of reducing the risk, or limiting the consequences, of a major accident. 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 preparing Development Plans and 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.

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 Major Accident Hazard sites
- The modification of an existing Major Accident Hazard site
- Development in the vicinity of a Major Accident Hazard site 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 preparing Development Plans and Local Area Plans and assessing planning applications where the Major Accidents Directive and any associated regulations are relevant.

Chapter 11 Energy

11.1 Introduction

A reliable energy supply is essential for social and economic development. This chapter sets out objectives for the development and storage of energy in County Wexford. It assists in achieving the target of meeting 40% of Ireland's energy demand from renewable resources by 2020 and seeks to develop the County as a low carbon economy by making provision for the harnessing and storage of renewable energy. It also includes objectives to promote energy efficiency in buildings and encourage patterns of development which reduce energy demand.

11.2 Energy

The ability of the economy to perform successfully depends critically on the supply of adequate, affordable and environmentally sustainable energy. The Government's White Paper Delivering a Sustainable Energy Future for Ireland (Department of Communications, Energy and Natural Resources, 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. Central to this is the need to address climate change and reduce Green House Gas (GHG) emissions by promoting renewable energy sources and maximising our energy efficiency.

The Energy Programme contained in the National Development Plan 2007-2013 provides for €8.5 billion investment in energy over the period of the Plan. This includes 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.

Wexford County Council will continue to facilitate the development of a range of sustainable forms of energy creation within the County 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 County to continue to attract inward investment and to provide a supportive environment for industry.

It is an objective of the Council:

Objective EN01

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

Objective EN02

To promote County Wexford as a low carbon County by 2019 as a means of attracting inward investment and to facilitate the development of energy sources which will achieve low carbon outputs.

11.2.1 Electricity Network

EirGrid's strategy GRID 25 sets out the future requirements of the electricity network up to 2025. The Strategy states that the capacity of the bulk of the transmission system will need to be doubled by 2025 to facilitate the necessary increase in renewable generation (40% electricity to be generated from renewable energy sources by 2020), 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. This will be achieved through major reinforcements to the existing network across all regions. In addition, the East-West Interconnector project, which is currently being progressed by EirGrid, will provide a 500 MW link with the UK. This will strengthen the security of supply and provide opportunities to export and/or import electricity.

The Council will support the reinforcement of the electricity transmission grid to improve energy supply to the County. 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, in the interest of residential amenity.

It is an objective of the Council:

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 mitigation features have been included
- Proposals for energy infrastructure should be assessed in accordance with the requirements of Article 6 of the Habitats Directive.

11.2.2 Gas Network

Bord Gáis has stated that it will continue to review the potential to extend the gas network to County Wexford should developments in the Region facilitate this. Bord Gáis has applied to An Bord Pleanála for a gas pipeline to Great Island Power Station. The pipeline, if constructed, will bring natural gas to Great Island from a supply point on the existing gas transmission network at Baunlusk, approximately 6km south of Kilkenny City. This will provide a connection for the approved 430 MW Combined Cycle Gas Turbine (CCGT) generating station at Great Island.

The Regional Planning Guidelines for the South-East Region 2010-2022 (SERPGs) support the upgrading of the Great Island generation plant from oil fired to a gas powered combined cycle generation plant. The guidelines also support the development of appropriately located gas fired peaking plants with a capacity of between 50-100 MW to provide flexibility to balance the electrical grid. Peaking plants are power plants that generally run only when there is a high demand, known as peak demand, for electricity. They act primarily as reserve capacity on the grid.

It is an objective of the Council:

Objective EN04

To support the extension of the gas network to County Wexford, subject to compliance with normal planning and environmental criteria and the development management standards contained in Chapter 18.

Objective EN05

To support the development of appropriately located gas fired peaking plants with a capacity of between 50-100 MW, subject to compliance with normal planning and environmental criteria and the development management standards contained in Chapter 18.

11.3 Renewable Energy

The term renewable energy generally refers to electricity supplied from renewable energy sources, such as wind and solar power, geothermal, hydropower and various forms of biomass. 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 Renewables Directive (2009/28/EC) provides a requirement for 20% of the EU's energy consumption across the electricity, transport and heat sectors to be from renewable sources by 2020. Different targets are given to each

Member State in order to achieve this overall target for Europe. Ireland's target is 16% of all energy consumed across the three sectors to come from renewable sources by 2020. Apart from a sub-target of a minimum of 10% in the transport sector, there is flexibility for each country to choose how to achieve their individual target across the sectors. Ireland's individual targets are set out in the National Renewable Energy Action Plan (NREAP) (Department of Communications, Energy and Natural Resources, 2010) as follows:

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

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) and any other relevant guidelines that may be published during the period of the Plan.

The Council will also support the implementation of the Wexford County Development Board's Strategy Positioning Wexford for the Upturn: Towards Sustainable Growth and Development (2010). This Strategy aims to achieve a sustainable energy supply in County Wexford which will enhance our competitiveness within the Region and provide opportunities for job creation. The Strategy includes a number of measures to develop sustainable energy including:

- Develop a Plan to make Wexford a 'Green County'
- Monitor progress towards a zero carbon footprint
- Tailor planning policies and other frameworks to make energy sustainability a priority
- Stimulate green energy pilot projects
- Invest in renewable energy and energy efficiency in all Local Authority buildings

- Create a scientific centre of excellence in support of innovation in bio-energy.

The Council's document Job Creation from the Generation and Utilisation of Energy from Renewable Energy Resources (June 2010) seeks to create a green economy in County Wexford. The overall aim of this document is to stimulate the manufacturing of renewable energy technologies and incentivise the supply of energy crops. The document proposes to develop Sustainable Energy Zones (SEZs) at Johnstown Castle, Drinagh Business Park and Rosslare Europort with a second phase to be rolled out in Gorey, New Ross and Enniscorthy.

The SEZs will comprise of clusters of public and private entities that agree to minimise their energy demand, increase their use of renewable energy and explore opportunities to share resources. The approach taken is to apply renewable energy resources to existing heating loads. This would create new jobs in the local economy through the displacement of fossil fuels and sustain existing jobs through increasing the competitiveness of the industry.

The aim of the SEZ at Rosslare Europort is to develop the port as a centre of excellence in wind energy, supporting the growth of offshore wind energy through providing support services such as manufacturing, construction, assembly and maintenance facilities. The SEZ also aims to explore opportunities to develop wave and tidal resources off the East Coast and develop renewable energy incubation and manufacturing units for domestic consumers and for export. There are also opportunities for assembly and maintenance of electric cars and trucks. This would create job opportunities and high export potential to the UK and mainland Europe.

It is an objective of the Council:

Objective EN06

To encourage and favourably consider proposals for renewable energy developments and ancillary facilities in order to meet national, regional and

county renewable energy targets and to facilitate a reduction in CO₂ emissions and the promotion of a low carbon economy, subject to compliance with development management standards in Chapter 18 and compliance with Article 6 of the Habitats Directive.

Objective EN07

To support and assist Wexford County Development Board in implementing the measures contained in Positioning Wexford for the Upturn: Towards Sustainable Growth and Development (Wexford County Development Board, 2010) in relation to developing a sustainable energy supply and promoting County Wexford as a 'Green County.'

Objective EN08

To support the development of Sustainable Energy Zones initially at Johnstown Castle, Drinagh and Rosslare Eurport with other zones to follow throughout the County in accordance with the Council's document Job Creation from the Generation and Utilisation of Energy from Renewable Energy Resources (Wexford County Council, 2010).

Objective EN09

To prepare a Renewable Energy Strategy for County Wexford during the lifetime of the Plan which will build on and support the Wind Energy Strategy 2013-2019, any Climate Change Strategy prepared for the County and the National Renewable Energy Action Plan (Department of Communications, Energy and Natural Resources, 2010).

11.3.1 Wind Energy

The Wind Energy Strategy for County Wexford 2013-2019 identifies areas for wind energy development having regard to a number of factors including wind speed, proximity to national grid and environmental constraints. The Strategy works towards a target of 300 MW of wind energy by 2019 which will enable County Wexford to generate the equivalent of over 80% of its electricity needs from wind energy and make a significant contribution to the national target of 40% electricity consumption from renewable sources by 2020.

The target of 80% has been chosen as the County has significantly more wind availability (i.e. higher wind speeds over a larger geographical area) than the other four counties in the South-East Region. Having regard to this resource, electricity demand forecasts and subject to the delivery of necessary transmission infrastructure, County Wexford has the potential to absorb additional wind energy developments and make a significant contribution to the national target of 40%.

It is an objective of the Council:

Objective EN10

To promote and facilitate wind energy development in accordance with Guidelines for Planning Authorities on Wind Energy Development (Department of Environment, Heritage and Local Government, 2006) and the Wind Energy Strategy which forms part of this Plan, subject to compliance with normal planning and environmental criteria and the development management standards contained in Chapter 18.

11.3.2 Bioenergy

Bioenergy is energy extracted from biomass which includes biological material such as plants and animals, wood and waste. Bioenergy is produced through many different processes: combustion and anaerobic digestion being the most common and widely used. Combustion is the process whereby biomass (for example wood chips) is burned to produce process heat or to heat space or hot water. Anaerobic digestion involves the bacterial transformation of biomass (for example animal manure) to methane gas or biogas. The biogas can be used to fuel a stationary gas engine or gas turbine to produce electricity, or burned in a boiler to provide heat or to raise steam. Biogas can also be compressed and used as a transport fuel. The majority of current biomass-derived energy comes from wood combustion to produce heat.

Biofuel is often used to refer to liquid or gaseous fuel extracted from biomass. Biofuel and bioenergy are the same, both mean energy derived from biomass. Biofuel has become associated with transport fuel in Ireland; bioethanol is

used in petrol spark ignition engines and biodiesel is used in compression ignition diesel engines. Biofuel produced from vegetable oils/animal fats can be used in unprocessed form or converted to biodiesel. Bioethanol is produced from the fermentation of organic materials such as sugar beet and cereals.

Bioenergy offers significant opportunities for rural communities to diversify into the growing of energy crops. In 2010, the Government introduced a biofuel obligation on suppliers of petrol and diesel to ensure that a set percentage of their supply is composed of biofuel. The percentage is currently set at 4% by volume per annum but this rate is expected to be increased over time. This obligation on fuel blenders will be a key component in achieving the national target of 10% renewable energy in the transport sector by 2020 as set out under the Renewable Directive.

Combined Heat and Power (CHP) is the simultaneous production of heat and power. CHP is the most efficient option for producing electricity with total efficiencies of 85% or greater possible. A modern power station has an efficiency of up to 35% with a further 10% of power generated lost in transmission. CHP technologies based on biomass combustion represent a great potential to reduce CO₂ emissions since they are based on utilisation of renewable energy sources (for example wood fuels or sawdust). They also have the potential to increase local employment as fuel is sourced locally.

A district heating system provides heat from a central boiler to more than one building and is an alternative to providing separate heating systems for each building. A district heating system consists of a central boiler, a heat distribution network of insulated pipes and heat exchangers in each building. District heating can offer reduced capital cost and increased energy efficiency. The combination of CHP and district heating is very energy efficient.

Biomass district heating has many advantages. It can:

- Contribute towards the national target of 12% for renewable heating and cooling by 2020

- Significantly reduce CO₂ emissions and help combat climate change
- Combat fuel poverty by delivering lower cost heat to low income homes
- Create employment and sustain jobs by providing lower cost heat to customers
- Provide a secure heat supply from locally sourced biomass fuel.

The South-East Region Bioenergy Implementation Plan 2008-2013 (South-East Regional Authority, 2008) states that bioenergy currently contributes 1.5% of the total energy consumed within the South-East. 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 key objectives of the Plan are to increase the contribution of bioenergy to the Region's energy balance, reduce reliance on imported fossil fuels, decrease the carbon footprint of the Region in terms of GHG emissions and promote rural development and sustainable agriculture.

The Regional Biomass Business Development (RBBD) project was launched in April 2011. The project, which is co-funded under the INTEREG IVC Programme, involves the South-East Regional Authority and partners from regions within five other EU countries. The project aims to support biomass business development through the support and development of enterprises along the bioenergy supply chain. The RBBD project will assist biomass producers and help them to establish and build on networks in the biomass sector.

It is an objective of the Council:

Objective EN11

To support and encourage the development of the bioenergy sector and facilitate its development for energy production, heat storage and distribution, subject to compliance with normal planning and environmental criteria and the development management standards contained in Chapter 18.

Objective EN12

To support and assist in the implementation of the South-East Region Bioenergy Implementation Plan 2008-2013 through the planning process, subject to compliance with Article 6 of the Habitats Directive.

Objective EN13

To encourage the development of anaerobic digesters and biofuel processing plants, subject to the criteria for renewable energies, energy crops and sustainable construction in Chapter 6 and compliance with normal planning and environmental criteria and the development management standards contained in Chapter 18.

Objective EN14

To facilitate the development of Organic Waste to Energy/Combined Heat and Power schemes, subject to the criteria for location of waste management facilities contained in Chapter 10 and compliance with normal planning and environmental criteria and the development management standards contained in Chapter 18.

Objective EN15

To support and encourage the development of Biomass District Heating and facilitate its development for energy production, heat storage and distribution, subject to compliance with normal planning and environmental criteria and the development management standards contained in Chapter 18.

11.3.3 Wave and Tidal Energy

Wave and tidal technologies are at the research, development and pilot deployment stage. The Draft Offshore Renewable Energy Development Plan (Department of Communications, Energy and Natural Resources, 2010) recognises that there is considerable potential to develop a cluster of indigenous and overseas companies, involved in the manufacture, deployment and operation of marine renewable technologies, which could have significant employment and economic benefits for Ireland. The Plan identifies the south-east coast of Ireland as suitable for tidal development.

Preliminary studies carried out by Sustainable Energy Ireland (Tidal and Current Energy Resources in Ireland, SEI, 2004) identifies the area off Tuskar Rock and Carnsore Point as the most viable tidal resource in the Republic of Ireland, taking into account technical, physical, institutional and commercial viability constraints. Eirgrid is currently building a 500 MW electricity link, called the East-West Interconnector, from Rush North Beach in County Dublin to Barkby Beach in North Wales. Grid 25 states that it will provide for the connection of further interconnectors along the south-east or southern coast. An interconnector from Wexford could be linked into a tidal test site at Tuskar Rock which would allow developers to test tidal prototypes. The development of the SEZ at Rosslare Harbour would also provide potential for companies involved in the research and development of tidal energy.

It is an objective of the Council:

Objective EN16

To support the development of feasibility studies which examine the tidal energy resource off Tuskar Rock and the development of this resource where viable, subject to compliance with normal planning and environmental criteria and the development management standards contained in Chapter 18.

11.3.4 Solar Power

Solar power can be used in buildings to produce heat and electricity. It can be in the form of thermal solar energy (passive and active) or photovoltaic solar energy. Passive solar heating refers to the way in which buildings are designed to maximise solar gain and minimise heat loss. Active solar energy is where solar panels are used to transform solar energy into heat to provide space and/or water heating. Solar Photovoltaic Systems use daylight to convert solar radiation into electricity; the greater the intensity of light, the greater the flow of electricity.

It is an objective of the Council:

Objective EN17

To promote the use of solar technologies in new and existing dwellings, offices, commercial and industrial buildings, subject to compliance with normal planning and environmental criteria and the development management standards contained in Chapter 18.

11.3.5 Hydro Energy

Hydroelectricity is electricity derived from the power harnessed from the flow of falling water, typically from fast-flowing streams and rivers. Small-scale micro hydro power is both an efficient and reliable form of energy. With the right site it is a viable way of providing power to houses, workshops or businesses that need an independent supply. There is potential in County Wexford to develop small hydropower plants on historical watermill sites. They will have all or most of the civil works needed to bring the water to the machinery still in place.

It is an objective of the Council:

Objective EN18

To encourage the development of small scale hydroelectric projects, subject to compliance with normal planning and environmental criteria and the development management standards contained in Chapter 18.

11.3.6 Geothermal Energy

Geothermal energy refers to heat energy stored in the ground. Solar thermal radiation is absorbed by the surface of the earth each day. This heat can be extracted by using a ground source heat pump which transfers the heat stored in the earth or in ground water to buildings in winter and the opposite in summer for cooling. The Council will encourage the provision of ground source heat pumps, also known as geothermal heat pumps. These are used for space heating and cooling, as well as water heating for both residential and commercial developments.

It is an objective of the Council:

Objective EN19

To promote the use of geothermal energy products in new developments, subject to compliance with normal planning and environmental criteria and the development management standards contained in Chapter 18.

11.3.7 Micro Renewable Energy

The Planning and Development Regulations 2001 (as amended) provide exemptions from planning permission for domestic wind turbines, solar panels and heat pumps within the curtilage of a house, subject to certain conditions. The regulations also provide exemptions for micro renewable generators within the curtilage of industrial buildings, business premises and agricultural holdings including CHP plants, wind turbines, solar panels, heat pumps and biomass boiler units. It should be noted that where an individual wishes to install any class of micro renewable technology that does not fall within the exemptions they are required to apply for planning permission. Also the existing restrictions on exempted development as set out in Article 9 of the Planning and Development Regulations 2001 (as amended) apply.

11.4 Energy Efficiency

Maximising Ireland's Energy Efficiency: The National Energy Efficiency Action Plan 2009-2020 (NEEAP)(Department of Communications, Energy and Natural Resources, 2009) recognises that energy efficiency is the most cost effective means of reducing dependence on fossil fuels and abating GHG 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.

11.4.1 Energy Efficiency in Buildings

The Energy Performance of Buildings Directive (2002/91/EC) was transposed into Irish law through the European Communities (Energy Performance of Buildings) Regulations 2006 and the European Communities (Energy Performance of Buildings) (Amendment) Regulations 2008. A recast of the EPBD Directive was adopted in 2010 (Directive 2010/31/EU) in order to strengthen the energy performance requirements and to clarify and streamline some of its provisions. As part of the Directive, a Building Energy Rating (BER) certificate is required once a building is offered for rental or sale. The BER measures the energy performance of a building and provides homeowners with the information required in order to improve the thermal efficiency of their dwelling.

Part L of the Building Regulations deals with the conservation of fuel and energy in buildings. The regulations state that a building shall be designed and constructed so as to ensure that the energy performance of the building is such as to limit the amount of energy required for the operation of the building and the amount of carbon dioxide (CO₂) emissions associated with this energy use insofar as is reasonably practicable. 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. Improving the energy performance of buildings is also a cost-effective way of fighting against climate change and improving energy security, while also creating job opportunities, particularly in the building sector.

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 use of on-site micro renewable or district heating systems also offer significant opportunities.

It is an objective of the Council:

Objective EN20

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 EN21

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

Objective EN22

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

11.4.2 Energy Efficiency in Transport

The NREAP sets a target of 10% electric vehicles by 2020. The Plan states that the Government is developing an electric vehicle deployment strategy which will result in a minimum 10% of passenger car and light commercial vehicle fleet in Ireland being electrically powered by 2020. The roll out of electric vehicles will result in a reduction in GHG emissions and make a significant contribution to our national renewable energy targets.

The Government's White Paper Delivering a Sustainable Energy Future for Ireland: Energy Policy Framework for 2007-2020 (Department of Communications, Energy and Natural Resources, 2007) highlights the need to develop a transport system which will allow for the maintenance of economic competitiveness by removing infrastructural bottlenecks and achieving security of supply through a diverse fuel mix, whilst increasing social cohesion and access for communities in peripheral rural areas and reducing environmental impacts. It is noted in the Paper that investment in national roads will remove bottlenecks, reduce congestion and improve journey times. Coupled with investment in public transport projects, this will result in significant reductions in fuel consumption and associated CO₂ emissions.

Smarter Travel: A Sustainable Transport Future (Department of Transport, 2009) also sets out a number of measures to address the negative impacts of increasing transport demand such as congestion and climate change. The document includes a number of key goals 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.

The Council will continue to encourage energy efficiency through the integration of transport infrastructure and land use planning and the creation of sustainable compact settlements which reduce the need to travel for employment and services. The Council will facilitate the development of infrastructure and services required to encourage uptake of electric vehicles. Appropriate infrastructure and facilities to enable people to switch to more sustainable alternative modes of travel including public transport, cycling and walking will also be provided where possible. This is discussed further in Chapter 8.

It is an objective of the Council:

Objective EN23

To promote the development and use of electric vehicles and facilitate the provision of appropriate infrastructure, such as electric charging points, at

accessible locations throughout the County, subject to compliance with normal planning and environmental criteria and the development management standards contained in Chapter 18.

Objective EN24

To encourage the utilisation of sustainable modes of transport such as public transport, cycling and walking as a measure to reduce man-made Green House Gas emissions through the sustainable settlement policies in this Plan and the provision of appropriate infrastructure, subject to normal planning and environmental criteria and the development management standards contained in Chapter 18.

Chapter 12 Flood Risk Management

12.1 Introduction

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 quality⁹.

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 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

⁹ 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.

future development in the County in an integrated, proactive and transparent manner and in line with evolving best practice.

12.2 Legislation and Context

EU Floods Directive 2007/60/EC

The Directive on the assessment and management of flood risks came into force on 26 November 2007. The Directive requires Member States to carry out a Preliminary Flood Risk Assessment (PFRA) of their river basins and associated coastal zones to identify areas where potential significant flood risk exists. Member States are then required to prepare flood hazard and flood risk maps for the identified areas and prepare Flood Risk Management Plans for these zones. The Directive requires that the above be carried out in co-ordination with the Water Framework Directive. This can be best achieved through the co-ordination of Flood Risk Management Plans and River Basin Management Plans.

CFRAM Programme

In Ireland the requirements of the EU Directive are being met through the Catchment Flood Risk Assessment and Management (CFRAM) Programme. The Office of Public Works is the lead agency for delivering this programme and is currently finalising the PFRA process of identifying the areas where potential significant flood risk exists. Stage 2 (preparation of flood hazard and flood risk maps) must be prepared by December 2013 and the flood risk management plans must be prepared by December 2015.

Planning and Development Act 2000 (as amended)

The Planning and Development (Amendment) Act 2010 introduced the discretionary objective to carry out flood risk assessment for the purpose of regulating, restricting and controlling development in areas at risk of flooding (whether inland or coastal)'.

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 (DEHLG) in conjunction with the Office of Public Works (OPW), were published in November 2009. The Guidelines outline three key principles that should be adopted by Regional Authorities, 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
- Mitigate and manage the risk where avoidance and substitution are not possible.

The guidelines require Planning Authorities to address flood risk management in their respective land use plans by preparing appropriately detailed flood risk assessments. Flood risk assessment can be undertaken at any scale from national down to the individual site and comprises 3 stages: flood risk identification, initial flood risk assessment and detailed flood risk assessment¹⁰. Table No. 24 describes the stages, their purpose and their application at plan and project level.

A Stage 1 Strategic Flood Risk Assessment (SFRA) was carried out for the Wexford County Development Plan 2013-2019 which:

- Identifies the broad nature of flood risk in the County
- Outlines the flood risk management objectives to be included in the Plan
- Outlines the development management standards to be included in the Plan

¹⁰ 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.

Table No. 24 Types of Flood Risk Assessment

Stage	Type of Assessment	Purpose	Required for
1	Flood risk Identification	Identify whether there are any flooding or surface water management issues relating to the area that may warrant further investigation at the appropriate lower level plan or planning application level	Regional Planning Guidelines County Development Plan
2	Initial Flood Risk Assessment	Confirm the sources of flooding that may affect a plan area or proposed development site, to appraise the adequacy of existing information and to scope the extent of the risk of flooding which may involve preparing indicative flood maps.	County Development Plan (where zoning proposed) Town Development Plan Local Area Plan
3	Detailed Flood Risk Assessment	Assess flood risk issues in sufficient detail to provide a quantitative appraisal of potential flood risk to a proposed or existing development or land to be zoned, of its potential impact on flood risk elsewhere and of the effectiveness of any proposed mitigation measures.	Town Development Plan Local Area Plan Planning applications

The Plan does not propose to zone any land for development or identify the location of future strategic infrastructure within flood risk areas. Therefore, in accordance with the Planning System and Flood Risk Management Guidelines (DEHLG and OPW, 2009), the SFRA is not required to produce flood risk maps for all watercourses or coastal frontage in the Plan area.

The Council has been proactive in area of the flood risk management and has acquired flood zone maps for the County. These maps are currently used as a screening tool for flood risk and have are included in Appendix A and Appendix B of the SFRA for the purposes of identifying sources of flood hazard in the County. The SFRA is contained in Volume 7 of the Plan.

12.3 Flood Hazards in County Wexford

There are a number of potential sources of flood hazards in the County:

Coastal Flooding

The County has an extensive coastline and therefore has large areas potentially vulnerable to coastal flooding. This type of flooding is caused by higher sea levels than normal brought about by storm surges, which results in the sea overflowing onto the land. Large parts of the County's coastline are low lying which makes them vulnerable to increases in sea levels.

Fluvial Flooding

Wexford has an extensive network of rivers which traverse the County and therefore there are many areas vulnerable to fluvial flooding from rivers. Fluvial flooding occurs when the capacity of the watercourse is exceeded or the channel is blocked or restricted. The excess water spills out from the channel onto adjacent low-lying areas-the flood plain.

Pluvial Flooding

This type of flooding occurs when the amount of rainfall exceeds the infiltration capacity of the ground or drainage system to absorb it.

Groundwater Flooding

Groundwater flooding occurs where the level of water stored in the ground rises as a result of prolonged rainfall and flows out over the ground.

12.4 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 during the preparation of Development Plans and Local Area Plans and when assessing planning applications for new developments. 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.

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 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.

Flood Zone Maps

The Council will screen for flood risk based on the flood zone maps contained in Volume 7 Strategic Flood Risk Assessment (SFRA) and any future updated versions of these maps or any other future flood risk assessment information provided by the OPW. The flood zone maps are from two different sources; JBA Consulting Engineers and Scientists and the OPW. Whilst the mapping methodologies are inherently different, both have produced indicative flood maps 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 Risk 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. Based on the flood event information provided, the PFRA maps are assumed to identify the flood zones shown in Table No. 25.

Table No. 25 Preliminary Flood Risk Assessment Maps (PFRA) Flood Zones

Flood Hazard	Flood Extent	Flood Zone	Colour on Maps¹¹
Fluvial	Indicative 1% AEP (100-yr)	A	Dark Blue
	Extreme Event Indicative 0.1% AEP (1000-yr)	B	Light Blue
Coastal	Indicative 0.5% AEP (200-yr)	A	Dark Green
	Extreme Event Indicative 0.1% AEP (1000-yr)	B	Light Green
Pluvial	Indicative 1% AEP (100-yr)	A	Orange
	Extreme Event Indicative 0.1% AEP(1000-yr)	B	Pale Orange
Lakes/Turloughs	Not defined		Hatched Blue

The OPW crossed referenced the potential risk to receptors in these areas and identified 9 Areas for Further Assessment (AFAs) where flood risk might be potentially ‘significant’. These areas are: Wexford Town, New Ross Town, North Slobs, South Slobs, Blackwater, Gorey, Courtown, Bunclody and Fairfield/Cherryorchard, Enniscorthy. These AFAs are currently being subject to more detailed assessment to establish the extent and degree of flood risk. The Council will have regard to any future flood hazard maps, flood risk maps and flood risk management plans for these areas when screening for and assessing flood risk when preparing Development Plans and Local Area Plans and assessing development proposals.

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 during the preparation of Development Plans and Local Area Plans and when assessing development proposals. These sources include:

¹¹ Table No. 25 shall be read in conjunction with the Draft Preliminary Flood Risk Assessment maps.

- Office of Public Works flood hazard mapping (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 Town and Area Engineers

12.5 Principles of Flood Risk Management

12.5.1 Sequential Approach

The Council will apply the sequential approach when zoning lands during the preparation of Town Development Plans and Local Area Plans and when assessing planning applications for development proposals in areas at risk from flooding. 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 principles of the risk-based sequential approach are outlined in Table No. 26 below.

Table No. 26 Principles of Sequential Approach

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.

12.5.2 Definition of 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 No. 27. The Council will identify these flood zones in Town Development Plans and Local Area Plans.

Table No. 27 Definition 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).

Source: The Planning System and Flood Risk Management-Guidelines for Planning Authorities (DEHLG and OPW, 2009)

12.5.3 Vulnerability of Different Types of Developments

Table No. 28 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 No. 28 Classification of vulnerability of different types of development

Vulnerability Class	Land uses and types of development which include*:
Highly vulnerable development (including essential infrastructure)	<ul style="list-style-type: none"> • 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 • 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	<ul style="list-style-type: none"> • Buildings used for: retail, leisure, warehousing, commercial, industrial and non-residential institutions • Land and buildings used for holiday or short-let caravans and camping subject to specific warning and evacuation plans • Land and buildings used for agriculture and forestry • Waste treatment (except landfill and hazardous waste) • Mineral working and processing • Local transport infrastructure

Vulnerability Class	Land uses and types of development which include*:
Water-compatible development	<ul style="list-style-type: none"> • Flood control infrastructure • Docks, marinas and wharves, navigation facilities • Ship building, repairing and dismantling, dockside fish processing and refrigeration and compatible activities requiring a waterside location • Water-based recreation and tourism (excluding sleeping accommodation) • Lifeguard and coastguard stations • Amenity open space, outdoor sports and recreation and essential facilities such as changing rooms • Essential ancillary sleeping or residential accommodation for staff required by uses in this category(subject to specific warning and evacuation plan)
** Uses not listed in this table should be considered on their own merits	

Source: The Planning System and Flood Risk Management-Guidelines for Planning Authorities (DEHLG and OPW, 2009)

12.5.4 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. The Justification Test should be applied only where development is within flood risk areas that would be defined as inappropriate under screening test of the sequential risk based approach.¹² Inappropriate development that does not meet the criteria of the Justification Test should not be considered at the plan-making stage or approved within the development management process.

¹² The Planning System and Flood Risk Management-Guidelines for Planning Authorities (DEHLG and OPW, 2009) p.60.

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 No. 29 identifies the types of development that would be appropriate to each flood zone and those that would be required to meet the Justification Test.

Table No. 29 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)

12.6 Managing Flood Risk

It is an objective of the Plan to carry out flood risk assessment for the purpose of regulating, restricting and controlling development in areas at risk of flooding (whether inland or coastal) in accordance with the discretionary objective provisions of the Planning and Development Act 2000 (as amended). Flood risk management will be carried out during the preparation of Town Development Plans and Local Areas Plans and when assessing planning applications.

The Flooding Guidelines indicate that the precautionary principle should be applied to flood risk management to reflect uncertainties in flooding datasets and risk assessment techniques and also the ability to predict future climate and performance of existing flood defences.

Developments should be designed with careful consideration of possible future changes in flood risk, including the effects of climate change and/or

coastal erosion so that future occupants are not subject to unacceptable risks¹³.

12.6.1 Town Development Plans and Local Area Plans

The respective planning authorities in the County will carry out Stage Two Strategic Flood Risk Assessments when reviewing and preparing new Town Development Plans and Local Area Plans. The purpose of the SFRA will be to provide a broad assessment of the types of flood risk in the Plan area, which in turn will inform strategic land-use planning decisions.

The Stage Two SFRA will:

- Identify whether, and the degree to which, flood risk is an issue in the Plan area
- Identify flood zones within and adjoining the Plan area
- Apply the sequential approach to land use zoning by directing new development towards land that is at low risk of flooding
- Apply the Justification Test where it is intended to zone or otherwise designate land which is at moderate or high risk of flooding for a use that is vulnerable to flooding
- Outline the key requirements for the management of development in areas at risk of flooding

12.6.2 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 planning applications for 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 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. 21.

Site-specific Flood Risk Assessment

Planning applications for development proposals within, or incorporating, 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 and OPW, 2009). This must be submitted by the applicant.

Development Management Justification Test

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.

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 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)

Minor proposals for development, for example small extensions to existing houses of change is use, in areas at moderate to high risk of flooding should be assessed in accordance with Planning Guidelines: The Planning System and Flood Risk Management-Guidelines for Planning Authorities (DEHLG and OPW, 2009).

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 the planning applications in areas at risk of flooding.

It is an 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 ensure that flood risk management is incorporated into the preparation of all Town Development Plans and Local Area Plans through the preparation of Stage Two Strategic Flood Risk Assessments for the respective plan areas in accordance with the requirements of the Planning System and Flood Risk Management-Guidelines for Planning Authorities (DEHLG and OPW, 2009).

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 and Local Area Plans 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 have regard to any future flood hazard maps, flood risk maps and flood risk management plans prepared as part of the South-East Catchment Flood Risk Assessment and Management Study.

Objective FRM06

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 FRM07

To protect and enhance the County's floodplains, wetlands and coastal areas as 'green infrastructure' which provides 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, subject to normal planning and environmental criteria and the development management standards contained in Chapter 18.

Objective FRM08

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 normal planning and environmental criteria and the development management standards contained in Chapter 18.

Objective FRM09

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 FRM10

To preserve appropriately sized riparian strips alongside river channels free of development and of adequate width to permit access for river maintenance.

Objective FRM11

To ensure that development proposals in areas at moderate (Flood Zone B) or high (Flood Zone A) risk of flooding which are considered acceptable in principle demonstrate that appropriate mitigation measures can be put in place and that residual risks can be managed to acceptable levels.

Objective FRM12

To ensure new development does not increase flood risk elsewhere including that which may arise from surface water run-off.

Chapter 13 Coastal Zone Management

13.1 Introduction

County Wexford's coastline is approximately 246 kilometres long and is home to some of the County's most important economic and environmental assets. There are many established uses along the coastline including ports, harbours, fishing and aquaculture, residential, leisure and amenity. The coast has intrinsic natural scenic and special amenity value and contains a diverse range of habitats, many of which are of international and national importance protected by conservation designations. A number of areas along the coast are Special Areas of Conservation or Special Protection Areas (collectively known as Natura 2000 sites).

Due to its exceptional scenic quality the County's coastal areas have been the focus of significant development pressures in particular for second homes and multi-holiday home development. As a result the coast is limited in its capacity to absorb further development and therefore this capacity needs to be carefully managed.

The Council recognises the need to ensure that future development of coastal areas takes place in a manner that is compatible with the protection of key economic, environmental and natural and cultural heritage assets. Future development needs to respect and enhance the coastal landscape character and visual amenities and protect the coast's sensitive ecosystems.

Development must also be carefully considered having regard to the need to adapt to climate change and its predicted impacts which include rising sea levels, increased coastal erosion and coastal flooding.

13.2 Policy Context

National Spatial Strategy 2002-2020

The National Spatial Strategy (NSS) states that coastal areas provide a scenically attractive environment that is biologically highly productive and

diverse. At the same time, this environment accommodates a wide range of economic activities and recreational uses. The NSS supports the development of integrated coastal zone management to provide a holistic approach to the interactions between sectors, agencies and legal codes.

National Development Plan 2007-2013

The National Development Plan (NDP) recognises the importance of the marine sector and aims to ensure the long term economic, social and environmental sustainability of the industry, maintaining the value of the coastal and rural communities who rely upon it, and to the economy as a whole. The Marine and Coastal Communities Programme will invest €442 million in seafood development, fisheries and coastal infrastructure and coastal protection. €23 million of this funding will be allocated to protect the coastline from erosion and manage the problem of coastal flooding so as to minimise its impact on the commercial and social activities of coastal communities. The environmental impacts of projects undertaken under the Coastal Protection Sub-Programme are largely positive.

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

Section 8.6 of the Regional Planning Guidelines for the South-East Region 2010-2022 (SERPGs) relates to coastal zone management. It states that human impacts coupled with global climate change issues are placing continuous pressure on coastal environments. It is noted that conflicts of interest arise from the demand for coastal uses and resources. It recommends integrated coastal zone management as the method for reducing or eliminating these problems, which in turn will result in ethical, environmental and economic benefits.

The SERPGs outline that integrated coastal zone management (ICZM) aims to implement sustainable development in coastal zones and to maintain coastal diversity. This involves collaborative management in establishing and maintaining optimum sustainable levels of use, development and activity in coastal zones and improving the state of the coastal environment.

The SERPGs acknowledge that ICZM is a key regional and inter-regional issue that needs to be addressed by the Regional Authority in consultation and co-operation with neighbouring authorities and the relevant state agencies. PPO 8.22 supports the development of an Integrated Coastal Zone Management Plan (ICZMP) in consultation with government departments, stakeholders and other interested parties for the Region by the three coastal local authorities, having regard to the development of a National Integrated Coastal Zone Management Strategy. PPO 8.23 states that Local Authority Development Plans should then, as appropriate, include the relevant policies and objectives of the regional ICZMP.

Irish Coastal Protection Strategy Studies: Phase 2-South East Coast and Phase 3 South Coast Strategic Assessment of Coastal Flooding and Erosion Extents

These studies, carried out by the Office of Public Works (OPW), provide a strategic assessment of the erosion extents and coastal flooding along the South-East and South Coast of Wexford. The objective of the erosion assessment is to estimate the future likely position of the coastline in the years 2030 and 2050 in areas considered to be vulnerable to erosion, based on comparison of the best available current and historical mapping and aerial photography. The objective of the coastal flooding assessment is to identify the hazard and potential risk from coastal flooding at a strategic level.

The studies recommend that the OPW and coastal Local Authorities engage with others in relation to the findings of this report with a view to developing appropriate strategies for the management of identified hazards and potential risks.

Coastal Zone Management-Spatial Planning Unit, Department of the Environment and Local Government, May 2001.

This study identified coastal areas with special policy and management requirements in relation to coastal erosion, sea-level changes, amenity, tourism and aquaculture activities and identifies existing problems that occur as a result of the current level of development in those coastal areas.

13.3 The Coastal Zone

A coastal zone has been defined for the purposes of the interim management of the County's coastal areas, pending the development of an ICZMP for the South-East Region. Coastal policy areas were identified in the County Development Plan 2007-2013. These areas included extensive sections of the coastline but excluded the existing coastal settlements. These settlements are now included so as to ensure the entire coastline is effectively protected and managed. Due to development pressures experienced in recent years, the coastal zone also extends further inland than previously to allow for the proper planning and sustainable development of the County's coastal areas.

The coastal zone is identified on Map No. 9. It includes the area between the coastline and in most cases the nearest continuous public road. The foreshore is not identified on the map but is included within the coastal zone. The Foreshore Act 1933 defines the foreshore as "the seabed and shore below the line of high water of ordinary or medium tides and extends outwards to the limit of twelve nautical miles (approximately 22.24 kilometres).

13.4 Managing the Coastal Zone

The Council recognises that the coastal zone is a vital asset with limited capacity to absorb development. While there is potential to harness the key assets of the coastal zone for economic, recreational and social development, it is recognised that these key assets face a range of challenges which require special attention and management to ensure their long term sustainable use. This requires an emphasis on the scale and rate of development which can be accommodated without damaging or detracting from the qualities and attractions of the coast.

Within the coastal zone, and in accordance with recommendations of the SERPGs, coastal zone management will focus on:

- Respecting the changing physical nature of the coastline, having particular regard to the risks of erosion, land instability and changes to the inter-tidal zone.

- Taking into account the risk of coastal or coastal related flooding.
- Ensuring the conservation and enhancement of the landscape and seascape; biodiversity; the cultural, historic and architectural heritage and archaeological features.
- Restricting the development of undeveloped sections of the coastal zone, except where this is required to support the operation of existing ports, harbours and piers or the development of tourism facilities appropriate to a coastal location and where such operations and development would not compromise environmental protection objectives.

The Plan cannot deal with all the issues that arise in the coastal zone. In relation to the foreshore, the Foreshore Acts require that a lease or licence must be obtained from the Minister for the Environment, Community and Local Government for the carrying out of works or placing structures or material on, or for the occupation of or removal of material from, State-owned foreshore which represents the greater part of the foreshore. Developments on privately owned foreshore also require the prior permission of the Minister under the Foreshore Acts. (All the foreshore of Ireland is presumed state-owned unless valid alternative title is provided). Developments in the foreshore which require a lease or licence may include coastal protection works, offshore energy related development including oil, gas, wave, wind and tidal energy, aggregate and mineral extraction development on the foreshore, port, harbour or harbour related developments.

13.4.1 Coastal Erosion

Challenges to the coast include coastal erosion which can have serious economic and social consequences. There is approximately 125 kilometres of 'soft' shoreline (shoreline prone to erosion) along the County's coastline.

The Irish Coastal Protection Strategy Studies Phases 2 and 3 were published by the Office of Public Works in 2010 and 2011 respectively. These studies provide strategic assessments of the extent of coastal erosion and coastal

flooding along the South-East Coast (Phase 2) and along the South Coast (Phase 3). The assessments have estimated the erosion risk lines for the coastline in the years 2030 and 2050. The erosion maps identify Kilpatrick, Ardamine, Glascarrig, Killincooly to Ballinesker and Rosslare along the southeast coastline and Tacumshin to Kilmore Quay, Ballyteige Burrow to Cullenstown and Fethard along the south coastline as being prone to erosion risks.

The Phase 2 study estimated the mean annual erosion rate along the south-east coastline as 0.6m, with a maximum annual rate of 3.75m identified at Kilpatrick. The Phase 3 study estimated the mean annual erosion rate along the South coastline as 0.3m. The study recorded a maximum erosion rate at the entrance to Bannow Bay (Big Burrow) which equated to an annualised erosion rate of 9.4 metres. However, it is stated in the study that this is not considered representative of the coastline as a whole or indeed the ongoing rate of erosion in this area, as it is the result of the total disappearance of a particular feature during the review period.

The studies identified low confidence rates for erosion predictions in localised areas where flood defence works are in place. These areas include Courtown, Pollshone, Cahore, Blackwater and Rosslare.

The impacts of climate change and the related sea level rise and increased frequency and severity of coastal storms are not taken in account in these studies. This, in turn, will significantly increase the risks posed by coastal erosion along the soft shoreline. These risks therefore need to be carefully managed so as to protect people, property and coastal habitats.

13.4.2 Coastal Flooding

The OPW studies also identify the hazard and potential risk from coastal flooding at a strategic level. The predictive coastal flood extent and flood depth maps show that coastal flood risk exists predominately in or near coastal settlements. The primary areas of potential coastal flood risk are: Cahore Point to Morristown, Castlebridge, Curracloe, Wexford, Rosslare,

Tacumshin, Kilmore Quay to Cullenstown and Wellingtonbridge. The impacts of climate change will increase the risks posed by coastal flooding. Therefore, similar to coastal erosion, these risks need to be carefully managed.

13.4.3 Integrated Coastal Zone Management

There are many bodies involved in managing different aspects of the coastal zone. These agencies include: Wexford County Council, Department of Environment, Community and Local Government, Department of Agriculture, Food and Fisheries, Department of Communications, Energy and Natural Resources, National Parks and Wildlife, Port and Harbour Companies and landowners. As some of responsibilities of these agencies overlap, an integrated management approach is required in order to ensure the efficient use of investment and resources.

Integrated Coastal Zone Management (ICZM) is about the sustainable management of the coastal zone. It is a process which brings together all those involved in the development, management and use of the coast to help to ensure future management takes place in an integrated, informed and efficient manner. Both the NSS and the SERPGs support the development of national and regional Integrated Coastal Zone Management Plans (ICZMP). The SERPGs indicate that once these strategies are developed, the Region's three coastal local authorities should, as appropriate, include the relevant policies and objectives of the Regional ICZMP in their respective Development Plans.

It is an objective of the Council:

Objective CZM01

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 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 or project is likely to have a significant effect on

a Natura 2000 site 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 Articles 6(3) and 6(4) of the EU Habitats Directive.

Objective CZM02

To have regard to any future national and/or regional Integrated Coastal Zone Management Plan for the coastal and estuarine areas of the County. To work in collaboration with the South-East Regional Authority, local communities and other relevant stakeholders in the preparation and implementation of an Integrated Coastal Zone Management Plan for the coastal and estuarine areas of the Region and the County.

Objective CZM03

To consider the carrying out of environmentally sensitive coastal protection works where necessary subject to the works being appropriately designed and where it is demonstrated that the works would not exacerbate existing problems of coastal erosion or result in altered patterns of erosion, deposition or flooding elsewhere along the coast to the detriment of other properties, important habitats, coastal features or Natura 2000 sites.

Objective CZM04

To prohibit development within areas liable to coastal flooding, other than in accordance with the Flood Risk Management Guidelines for Planning Authorities (Department of the Environment, Heritage and Local Government and Office of Public Works, 2009).

Objective CZM05

To have regard to the findings and recommendations of the Irish Coastal Protection Strategy Studies in the assessment of planning applications.

Objective CZM06

To establish a coastal monitoring programme to provide information on coastal erosion on an ongoing basis.

Objective CZM07

To ensure that developments in the coastal zone are correctly sited and designed having regard to visual impact on the coastal zone and the coastal landscape character unit.

Objective CZM08

To prohibit the removal of beach material, sand and gravel.

13.5 Development outside of existing settlements in the Coastal Zone

The Council recognises the importance of retaining the character of the coastal zone so as protect the quality of the tourism product, the environment and to ensure the overall proper planning and sustainable development of the coastal zone. The Council will carefully consider development proposals outside of existing settlements, and in the case of one-off rural housing, will only consider developments where the applicant has demonstrated a need to reside at the particular location in accordance with the Sustainable Rural Housing Strategy in Chapter 4.

It is an objective of the Council:**Objective CZM09**

To restrict development outside the boundaries of existing coastal settlements to that which is required to be located in that particular location such as:

- Development to support the operation of existing ports, harbours and marinas
- Agricultural development

- Tourism related facilities appropriate to the particular coastal location (other than new build holiday home accommodation) where there is a demonstration of a location or resource based need
- Other developments where an overriding need is demonstrated.

New development shall be prohibited where it poses a significant or potential threat to coastal habitats or features, and/or where the development is likely to result in adverse patterns of erosion or deposition elsewhere along the coast and where it is likely to affect the integrity of Natura 2000 sites.

Objective CZM10

To consider one-off housing in areas outside of the boundaries of existing settlements in accordance with the rural housing objectives in the Sustainable Rural Housing Strategy in Chapter 4 and subject to compliance with normal planning and environmental criteria and the development management standards contained in Chapter 18.

Objective CZM11

To encourage proposals to reinstate, conserve and or replace existing or disused dwellings for permanent or second home residential use subject to compliance with the rural housing objectives in the Sustainable Rural Housing Strategy in Chapter 4 and subject to compliance normal planning and environmental criteria and the development management standards contained in Chapter 18.

Objective CZM12

To encourage small-scale enterprises where it proposed to renovate an existing barn, outhouse or other existing structure for use by the enterprise subject to compliance with normal planning and environmental criteria and the development management standards contained in Chapter 18.

Objective CZM13

To ensure that developments are sensitively sited, designed and landscaped and do not detract from the visual amenity of the area.

Objective CZM14

To prohibit development outside the boundaries of existing coastal settlements where such development could not be adequately defended over the lifetime of the development without the need to construct new or additional coastal defence works.

Objective CZM15

To prohibit the development of any building (including caravans or temporary dwellings) outside the boundary of existing coastal settlements where the development is within 100m of the 'soft shoreline', that is, shorelines that are prone to erosion, unless it can be objectively established based on the best scientific information available at the time of the planning application, that the likelihood of erosion at the location is minimal taking into account, inter alia, any impacts of the proposed development on erosion, or deposition, and that the development will not pose a significant or potential threat to coastal habitats or features. This objective will not apply to minor extensions to existing buildings.

13.6 Development within Existing Settlements in the Coastal Zone

The Council recognises the important role that the existing coastal settlements have, and continue to play, in the economic, recreational and social development of the County. The Council will encourage appropriate development in these existing settlements, and in particular, will encourage developments which provide opportunities to expand local services and facilities that will benefit both the permanent residents and visitors. The Council will direct new holiday home schemes and second homes to these existing settlements in the interests of sustainable development and proper planning of the coastal areas.

It is an objective of the Council:

Objective CZM16

To control the nature and pattern of development within existing settlements in the coastal zone. Development shall be prohibited where it poses a significant or potential threat to coastal habitats or features, and/or where the development is likely to result in adverse patterns of erosion or deposition elsewhere along the coast.

Objective CZM17

To ensure that development is in keeping with the scale and character of the coastal settlement, and that the design positively contributes to and enhances the coastal landscape setting.

Objective CZM18

To consider the development of a building (including caravans or temporary dwellings) within the boundary of an existing settlement where the development is within 100m of the 'soft shoreline', that is, shorelines that are prone to erosion. It must be objectively established based on the best scientific information available at the time of the planning application, that the likelihood of erosion at a the location is minimal taking into account, inter alia, any impacts of the proposed development on erosion or deposition, and that the development will not pose a significant or potential threat to coastal habitats or features..

13.7 Tourism and Recreation in the Coastal Zone

The County's coastal areas offer significant potential for tourism related development and therein employment opportunities for the County and the South-East Region. The development of tourism projects in coastal areas needs to be carefully managed as over-development and increases in tourist activity pose threats to the ecology and resources of the coastline and consequently the overall quality of the tourism product.

Many of the settlements along the County's coastline have experienced development pressures for holiday home accommodation and second homes. To ensure long term sustainability the focus will be on clustering holiday home accommodation in or adjoining the existing towns and villages along the coastline. The Council recognises the need to facilitate the development of local retailing and services in these areas as this will help the local economy and local communities capitalise on the economic potential of existing and planned holiday accommodation developments. The scale of this type of development will be carefully monitored to ensure the protection of the character and environment of the coastal areas.

A coastal path has been developed along many parts of the coastline. Although not continuous, the coastal path extends approximately 221 kilometres from Kilmichael Point in the north-east corner of the County to Ballyhack Village in the south-west. The coastal path offers potential as both a casual walkway and as a link between coastal areas. The SERPGs promote the development of a way-marked coastal walkway along the full length of the Region's coastline.

It is an objective of the Council:

Objective CZM19

To require new holiday home schemes and second home developments to locate within the existing towns and villages in the coastal zone. The scale of housing home schemes shall be compatible with the scale and character of the town or village and in compliance with normal planning and environmental criteria and the development management standards contained in Chapter 18.

Objective CZM20

To consider appropriate tourism and recreational activities (other than new holiday home accommodation) in areas outside of existing settlements providing these activities do not cause significant adverse impacts on the coastal character and subject to normal planning and environmental criteria and the development management standards contained in Chapter 18.

Objective CZM21

To support the South-East Regional Authority in the development of a way-marked Coastal Walkway, where possible and appropriate along the full length of the South-East Region's coastline in conjunction with the other local authorities in the Region, landowners and other partner agencies. All programmes and works to develop the coastal walkway will be required to comply with the principles of sustainable development Article 6 and Article 10 of the Habitat's Directive.

Objective CZM22

To ensure that there is appropriate public access to the coast including the provision of coastal walkways and cycle ways subject to compliance with normal planning and environmental criteria and the development management standards contained in Chapter 18.

Objective CZM23

To encourage tourism and recreation facilities and developments to be accessible for pedestrians and cyclists and take advantage of sustainable transport alternatives through the provision of pathways, cycleway and links to the public transport system where possible, subject to normal planning and environmental criteria and the development management standards contained in Chapter 18.

Objective CZM24

To promote access, including public walkways, to beaches and the seashore where environmentally appropriate, subject to normal planning and environmental criteria and the development management standards contained in Chapter 18.

Objective CZM25

To maintain and upgrade facilities in coastal areas through the provision of appropriate support facilities such as car parking, cycle parking, public toilets and refuse disposal facilities, subject to compliance with normal planning and

environmental criteria and the development management standards contained in Chapter 18.

13.8 Ports, Harbours, Quays, Piers and Marinas

The Council recognises that these facilities have very important roles to play in the local economy, tourism and recreational facilities. Rosslare Europort is of strategic importance for the development of industry, tourism and commerce in the County and the South-East Region. The Council will maximise the economic potential of the Rosslare Europort and promote the development of associated port related employment. The Council's objectives for Rosslare Europort are set out in Chapters 6, 8 and 11.

The maintenance, improvement and in some cases extension of existing piers and harbours is essential in coastal and estuarine areas, as these structures are needed to facilitate the activities of fishing and tourism.

Marinas provide services for tourists and local people involved in water-based activities. They provide access to towns and villages and their associated services and amenities, thereby contributing to these local economies. The Council recognises the importance of safeguarding and developing these facilities. The County currently has one Blue Flag marina: Kilmore Quay Marina. 'Three Sisters Marina' in New Ross Town has applied for Blue Flag status.

It is an objective of the Council:

Objective CZM26

To support the development of Rosslare Europort, subject to normal planning and environmental criteria and the development management standards contained in Chapter 18.

Objective CZM27

To maintain and improve the harbours, piers and quays under the control of Wexford County Council, subject to normal planning and environmental criteria and the development management standards contained in Chapter 18.

Objective CZM28

To encourage universally accessible extensions of the use of harbours where appropriate to include elements of active and passive leisure, tourism and service enterprises to create vibrant, attractive focal points for existing coastal settlements subject to compliance with normal planning and environmental criteria and the development management standards contained in Chapter 18.

Objective CZM29

To encourage the development of universally accessible marinas, jetties and facilities for maritime leisure developments where the siting of such installations will not detract from the visual amenity, the environmental quality of the area, or public access to beaches and subject to compliance with normal planning and environmental criteria and the development management standards contained in Chapter 18.

13.9 Beaches and Bathing

The County's coastline is scattered by many beaches which are attractions for tourists and bathing. In 2011 four of these were Blue Flag beaches: Courtown, Morristcastle, Curracloe and Rosslare. Ballymoney, Ballinesker, Culleton's Gap, Cahore, Cullenstown and Old Bawn are Green Coast Award beaches.

It is an objective of the Council:

Objective CZM30

To protect beaches, access to beaches and designated bathing areas as valuable local amenities and as a tourism resource.

Objective CZM31

To protect bathing waters in order that they meet the required bathing water standards and to implement the findings and recommendations of the Quality of Bathing Water in Ireland reports as published.

Objective CZM32

To protect, enhance and conserve all beaches in the County and to retain Blue Flag status and strive to increase the number of beaches with this status.

Objective CZM33

To provide car parking, cycle parking, toilet and waste facilities at suitable locations at the County's bathing areas, where possible, subject to compliance with normal planning and environmental criteria and the development management standards contained in Chapter 18.

Objective CZM34

To improve and develop accessibility to beaches for people with disabilities, subject to normal planning and environmental criteria and the development management standards contained in Chapter 18.

13.10 Fishing/Aquaculture/Mariculture in the Coastal Zone

The fishing ports along the coastline play a key role in the local and regional economy. Kilmore Quay, Duncannon and Courtown are important fishing ports, with Wexford Harbour and Bannow Bay important areas for shellfish farming.

The SERPGs indicate that the coastal authorities should facilitate the provision of a modern, locally based fisheries industry and consider alternative uses for declining fishing harbours. It also recommends that the local authorities, in partnership, with relevant stakeholders should promote the South-East as the 'Marine Centre of Ireland' by the development of marine tourism clusters along the south-east coastline. These clusters could

incorporate marina, angling facilities, water sports facilities, facilities for nature tourism, pleasure cruise, island ferries and support facilities.

The Development Strategy for Marine and Leisure Infrastructure published by the Marine Institute in 2002 identified nine indicative locations in the South-East Region with potential for clustering. The identified areas in County Wexford are: Courtown, Cahore (Polduff), Rosslare, Fethard, Duncannon and Wexford Harbour.

It is an objective of the Council:

Objective CZM35

To support the contribution of fishing and aquaculture to the rural economy by encouraging and facilitating the use and development of existing port/pier/harbour facilities for commercial fishing, whilst taking account of the need to conserve and enhance the natural and cultural heritage of the coast and subject to compliance with normal planning and environmental criteria and the development management standards contained in Chapter 18.

Objective CZM36

To work with local communities, relevant stakeholders and the Department of Agriculture, Fisheries and Food to ensure the proper and successful implementation of the Shellfish Waters Directive along the County Wexford coastline.

Objective CZM37

To support the development of marine tourism clusters along the south-east coastline and promote the implementation of the objectives contained in the Development Strategy for Marine and Leisure Infrastructure (Marine Institute, 2002) subject to normal planning and environmental criteria and the development management standards contained in Chapter 18.

Objective CZM38

To support and protect identified shellfish areas in the County.

13.11 Renewable Energy in the Coastal Zone

The Council supports the principle of developing renewable energies such as wind, wave and tidal energy off the coast of Wexford and recognises the economic benefits that these developments could bring to the County. The development of structures will be dealt with by the Department of Communications, Energy and Natural Resources under the provisions of the Foreshore Acts. However, certain land-based elements of these developments may require planning permission from the Council. Chapter 11 and Volume 5 set out the Council's objectives with regard to Renewable Energy.



Chapter 14 Heritage

14.1 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 enhancement of the built, natural and cultural heritage is a major function of the Plan. This chapter sets out objectives to conserve, raise awareness and promote enjoyment of all aspects of the built, natural and cultural heritage of the County.

It is an objective of the Council:

Objective HT01

To prepare a Heritage Plan to assist the management and promotion our valuable heritage in a sustainable manner.

Objective HT02

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

Objective HT03

To ensure that development proposals do not have an unacceptable impact on our heritage unless there is a reason of over-riding public interest for such development. Any such development shall be in compliance with all other

planning and environmental criteria and the development management standards contained in Chapter 18.

14.2 Natural Heritage

Natural heritage, often referred to as biodiversity, is the variety of life, its physical or geological foundation and the landscapes which form our surroundings. Biodiversity includes everything from trees to weeds, from mammals to birds, from coast to countryside. Biodiversity creates natural benefits such as fertile soils, food and clean water. County Wexford has a rich heritage of habitats of nature conservation value containing a wide range of plants and animals. Biodiversity can be threatened by development pressure, human activity and intervention. A sustainable approach to the management of natural heritage requires that human activity is managed in a manner which ensures that wildlife habitats and species are protected for the benefit of present and future generations.

In addition to its rich biodiversity, County Wexford has several sites of geological and geomorphological interest which must be protected. 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
- Natural Conservation Areas
- Proposed County Geological Sites
- Ramsar Sites
- Nature Reserves
- Refuges for Fauna

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.

14.2.1 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 Area (SPA) and Special Areas of Conservation (SAC). Special Protection Areas (SPA) are established under the EU Birds Directive (79/409/EEC) 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) are established under the EU Habitats Directive (92/43/EEC) to 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.

Wexford has a particularly rich natural heritage and this is reflected in the number and importance of the Natura 2000 sites in the County. These are listed in Table No. 30 and are shown on Map No. 10. There is currently one SAC, 15 candidate SACs and nine SPAs in County Wexford.

With regard to Natura 2000 sites Article 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 any plan or project with the potential to impact on the integrity of a Natura 2000 site must be screened to determine if Appropriate Assessment of the plan or project is

required. 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 Sections 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 of 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.

Table No. 30 Natura 2000 Sites in County Wexford

Site Name	SAC Site No.	SPA Site No.
Ballyteige Burrow	000696	004020
Bannow Bay	000697	004033
Cahore Polders and Dunes	000700	
Ladys Island Lake	000704	004009
Saltee Islands	000707	004002
Screen Hills	000708	
Tacumshin lake	000709	004092
Raven Point	000710	004019
Hook Head	000764	
Blackstairs Mountains	000770	
Slaney River Valley	000781	
Kilmuckridge-Tinnabearna Sandhills	001741	
Kilmuckridge-Tinnabearna Sandhills	001741	
Kilpatrick Sandhills	001742	
Long Bank	002161	
River Barrow and River Nore	002162	
Wexford Harbour and Slob		004076
Keeragh Islands		004118
Cahore Marshes		004143

14.2.2 Natural Heritage Areas and County Geological Sites

Under the Wildlife (Amendment) Act, 2000 Natural Heritage Areas (NHAs) are being designated to conserve species and habitats of national importance and sites of geological interest. At present there is one designated NHA (Keeragh Islands) and 27 proposed NHAs (pNHA) in County Wexford. These are listed in Table No. 31 and are also shown on Map No 10.



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Natural Heritage

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Title: Designated Sites

Drawn by: NK

Checked by: PD

Date: 21/05/2012

Map No: 10

Table No. 31 Natural Heritage Areas and proposed Natural Heritage Areas

Site No.	Site Name
000703	Kerragh Islands
000698	Barrow River Estuary
000699	Boley Fen
000702	Leskinfere Church, Clough
000706	Mountgarrett Riverbank
000711	Tintern Abbey
000712	Wexford Slobs and Harbour
000741	Ballyconnigar Sandpits
000742	Ballyconnigar Upper
000744	Ballykelly Marsh
000745	Ballymoney Strand
000746	Ballynabarney Wood
000747	Ballyroe Fen and Lake
000750	Bunclody Slate Quarries
000754	Carrhill Wood
000755	Cone Fox Covert
000757	Courtown Dunes and Glen
000761	Forth Mountain
000765	Killoughrim Forest
000774	Oaklands Wood
000782	St. Helen's Burrow
000812	Pollmounty River Valley
001733	Ardamine Woods
001736	Cahore Point
001737	Donaghmore Sandhills
001738	Duncannon Sandhills
001834	Kilgorman River Marsh
001930	Ballyteigue Marsh

The Geological Survey of Ireland (GSI) and the Department of Environment, Community and Local Government (DECLG) are in the process of identifying important geological and geomorphological sites in Ireland for designation as NHAs. The sites are being selected under 16 different geological themes with a representative sample to be identified under each theme. A second tier of County Geological Sites (CGS) are identified for inclusion in Development Plans in order to receive a measure of recognition and protection through the planning system. In County Wexford there are 26 sites recommended for NHA designation and 11 sites recommended for CGS designation.

Table No. 32 GSI Recommended NHAs and County Geological Sites

Site No.	Site Name	Designation Recommendation
1	Blackstairs	NHA
2	River Barrow, Lower and River Suir, Lower	NHA
3	Dunmore East (coastal section)	NHA
4	Baginbun Head	CGS
5	Hook Head to Templetown to contact with Baginbun Head	NHA
6	Hook Head	International
7	Ballyteige Bay	NHA
8	Milltown	NHA
9	Kilmore Quay - St Patrick's Bridge	NHA
10	Kilmore Quay	NHA
11	Greenore Point	NHA
12	Cummer	NHA & CGS
13	Tacumshin Lake	NHA
14	Tacumshin Lake - Lady's Island Lake	NHA
15	Lady's Island Lake	NHA
16	Wexford Harbour	NHA
17	River Slaney, Bunclody	NHA

Site No.	Site Name	Designation Recommendation
18	River Slaney, Enniscorthy	NHA
19	Cullentragh [Qtz-pitchblende veins]	CGS
20	Greenville farmyard	NHA
21	Booley Bay	International
22	Sandeel Bay	NHA
23	Oldtown to Harrylock Bay	NHA
24	Kiltrea	CGS
25	Carrigadaggan	NHA
26	Duncannon	CGS
27	Ballymoney Strand	NHA
28	Cullenstown	NHA
29	Pollshone - Cahore	NHA
30	Shelmaliere Commons Quarry	CGS
31	St. Helen's Harbour	CGS
32	St. Helens Glaciomarine Mud	CGS
33	Wood Village	CGS
34	Camaross Crossroads	NHA
35	Screen Hills	NHA
36	Broomhill Point	CGS
37	Forth Mountain	CGS
38	Ely Lodge/ Tincone	NHA

14.2.3 Ramsar Sites

The Ramsar Convention on Wetlands came into force for Ireland on 15 March 1985. Ireland presently has 45 sites designated as Wetlands of International Importance and three of these are located in County Wexford covering a total area of 1741 hectares; The Raven, Bannow Bay and Wexford Wildfowl Reserve.

Ramsar Site No. 291: The Wexford Wildfowl Reserve

This site was designated on the 15th November 1984. The Wexford Wildfowl Reserve has a total area of 194 hectares. The site also has the following designation; Special Protection Area (EC Directive) and Nature Reserve. The site is described as a low-lying area of empoldered farmland dissected by numerous drainage ditches created by draining an estuarine embayment. Water levels are controlled for irrigation and flood prevention. The site forms part of the world's most important wintering site for the vulnerable Greenland White fronted Goose (*Anser albifrons flavirostris*) (world population about 30,000), which nests in Greenland, stages in Iceland and winters in Ireland and the UK. The average count of *A. a. flavirostris* wintering at the site is 32% of the world population. Several other passage and wintering waterbirds use the site.

Ramsar Site No. 840: Bannow Bay

The site was designated on the 11th November 1996. The site has an area of 958 hectares and is also a designated Special Protection Area (EC Directive). The site is described as a sea bay with extensive mud and sand flats, saltmarsh and sand dunes. The site supports an important range of wintering waterbird species, including Northern Pintail duck (*Anas acuta*), Red Knot (*Calidris canutus*) and Grey Plover (*Pluvialis squatarola*). It is a habitat for internationally important numbers (938) of Brent geese (*Branta bernicla hrota*).

Ramsar Site No. 333: The Raven

The site was designated on the 31st July 1986. The site has a total area of 589 hectares and also has the following designations; Special Protection Area (EC Directive) and Nature Reserve. The site is described as a sand-dune spit protecting Wexford Harbour from the sea. The tip is highly mobile, with constantly changing patterns of recurves, lagoons and sand bars. The unforested foredunes support a well-developed native vegetation, including various nationally rare species. The site provides important roosting sites for passage terns and supports a small nesting colony of the Little Tern (*Sterna albifrons*). Internationally important numbers of the globally vulnerable goose

Greenland White-fronted Goose (*Anser albifrons flavirostris*) winter at the site and large numbers of waders roost at high tide. The site is managed for timber.

14.2.4 Nature Reserves

These are areas of importance for wildlife, which are protected under Ministerial Order. There are 3 Nature reserves in County Wexford; The Raven, Wexford Wildfowl Reserve and Ballyteige Burrow.

Ballyteige Burrow (227 hectares) is a 9 km long shingle spit running north-west from the coastal village of Kilmore Quay in south Co. Wexford and adjoining foreshore. The flora of Ballyteige Burrow includes a number of rare plants such as *Asparagus officinalis* and is especially rich in dune plants and those which prosper in coastal habitats. It was established on 28 September 1987 and is State owned.

The Raven (589 hectares), situated 8 km north-east of Wexford town, is a large, well developed sand dune ecosystem, foreshore and seabed. The area supports a full range of duneland animals, several of which are of particular interest and has a rich flora including some rare species. It is one of the best developed sand dune systems on the east coast. Important also as a roosting area for geese and waders, this reserve was established on 31 July 1983 and is State owned.

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

14.2.5 Refuges for Fauna

Under the Wildlife Acts, 1976 and 2000, the Minister may designate Refuges for wild birds or wild animals or flora and impose protective measures to conserve both the species and their habitats. One Refuge for Fauna is located in County Wexford: (Lady's Island) Designation Order, 1988 – designated for Artic tern, common tern, roseate tern, sandwich tern and little tern.

14.2.6 Shellfish Areas

The EU Shellfish Waters Directive (2006/113/EC) aims to protect and improve shellfish waters in order to support shellfish life and growth. It is designed to protect the aquatic habitat of bivalve and gastropod molluscs, which includes mussels, scallops, clams, oysters and cockles. The European Communities (Quality of Shellfish Waters) Regulations 2006 (as amended) (S.I No 268 of 2006) gives effect to the Directive in Ireland.

The Directive requires Member States to designate waters that need protection in order to support shellfish life and growth, and then establish pollution reduction programmes for the designated waters. There are four designated waters relevant to Wexford: Bannow Bay, Wexford Harbour Outer, Wexford Harbour Inner and Waterford Harbour. Pollution reduction programmes are in operation for these areas. The identified pressures on these designated waters include urban wastewater systems, on-site wastewater treatment systems agriculture and port activities.

Under Article 4 of the Quality of Shellfish Waters Regulations 2006 (as amended), the Council is required to ensure that the performance of its functions promotes compliance with the objectives of these pollution reduction programmes and with the objectives of the Shellfish Waters Directive. Such functions include waste water treatment, waste management, effluent discharge licences, planning and development and building control.

14.2.7 Freshwater Pearl Mussel

The pearl mussel *Margaritifera margaritifera* (L., 1758) is protected under the Wildlife Acts, 1976 and 2000 and the Habitats Directive. It is included on the red data list for Ireland as being critically endangered.

Under the Water Framework Directive, River Basin Management Plans (RBMPs) have been prepared for each River Basin District in Ireland. The RBMPs include a programme of measures for the protection and improvement of water quality. These include objectives for designated pearl mussel rivers to ensure that the quality of the water environment is adequate to support freshwater pearl mussel habitat and populations.

The European Communities Environmental Objectives (Freshwater Pearl Mussel) Regulations 2009 (S.I. No. 296 of 2009) also require that Sub-basin Management Plans are prepared for each of the 27 designated populations of freshwater pearl mussel areas in Ireland. Draft Sub-basin Management Plans have been prepared by the Department of the Environment, Heritage and Local Government (DEHLG) for each of the 27 areas. The draft plans identify critical local pressures and impacts on the freshwater pearl mussel and provide possible measures for restoration to favourable conservation status.

The Freshwater Pearl Mussel (Second Draft) Aughavaud Sub-Basin Management Plan (North-South Share 2 project, funded by the Department of Environment, Heritage and Local Government, 2010) sets out specific measures that apply to the Aughavaud catchment. The key objective is to achieve favourable conservation status for the freshwater pearl mussel population.

14.2.8 Ecological Stepping Stones, Networks and Wildlife Corridors

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. In accordance with Article 10 of the Habitats Directive and the Planning and Development Act 2000 (as amended) the

Planning Authority is obliged to include objectives in its Development Plan for the management of features of the landscape, such as traditional field boundaries, important for the ecological coherence of the Natura 2000 network and essential for the migration, dispersal and genetic exchange of wild species.

Ecological networks are essential for the migration, dispersal and genetic exchange of wild species. They are a network of core habitats linked by linear and continuous structures such as rivers or hedgerows or stepping stones such as ponds or small woods.

Wildlife corridors are made up of hedgerows, riparian zones, tree lines and wetlands and have been an important feature of the landscape in most parts of Ireland for centuries. Wildlife corridors facilitate the dispersal and reduce the risk of extinction of a species due to excessive habitat fragmentation and the isolation of small fragmented population. They 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. This is also dealt with in more below under Green Infrastructure.

14.2.9 County Wexford Draft Biodiversity Action Plan 2012-2017

The aim of the County Wexford Draft Biodiversity Action Plan 2012-2017 is to create and promote an increased knowledge, awareness and appreciation of the natural heritage and biodiversity of County Wexford and to conserve it for future generations to enjoy. The Draft Plan sets out Wexford County Council's role in the protection of biodiversity and outlines 33 actions to protect the sites, habitats, plants and animals that can be found in County Wexford. The actions include:

- Conservation of biodiversity in the wider countryside both within and outside protected areas
- Strengthening of knowledge base on biodiversity

- Increasing public awareness and participation in the conservation of biodiversity.

In drawing up the Draft Plan, a database was established which identified all the available data and records relating to nationally and locally important habitats, designated sites, protected and endangered species found in County Wexford. Following on from this, an audit of the data and biological resource for the County was carried out, which gave an overview of the rare and important key habitats and species found within the County.

Highlights include the coastal systems of Bannow Bay and Ballyteige, The Raven Nature Reserve and the lagoons at Lady's Island Lake and Tacumshin Lake, which are of international importance for their lagoonal communities as well as the bird life that reside there. Some of the best coastal systems in the country occur in County Wexford and include Bannow Island, Ballyteige Burrow, Tacumshin and The Raven Nature Reserve. One particular saltmarsh habitat, the Annex I habitat, Halophillous scrub, only occurs in County Wexford and is characterised by the presence of a single species, perennial glasswort *Sarcocornia perennis*, on salt marsh. The species is very rare in Ireland and is protected under The Flora Protection Order. It is known from only five saltmarsh sites, all located in the south-east coast. This habitat is the rarest Annex I saltmarsh Habitat found in Ireland.

It is an objective of the Council:

Objective NH01

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 SACs, cSAC, SPAs, NHAs, pNHAs, Nature Reserves, and Refuges for Fauna.

Objective NH02

To recognise the importance of recommended proposed NHAs and County Geological sites identified by the Geological Survey of Ireland and protect the character and integrity of these sites where appropriate.

Objective NH03

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 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 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.

Objective NH04

To ensure the protection and conservation of areas, sites and species and ecological networks/corridors of local biodiversity value outside the designated sites throughout the County.

Objective NH05

To ensure that traditional field boundaries, ponds or small woods which provide important ecological networks are protected. Where such features exist on land which is to be developed the applicant should demonstrate that the design of the development has resulted in the retention of these features insofar as is possible and that the existing biodiversity value of the site has been protected and enhanced.

Objective NH06

To protect individual or groups of trees and woodlands of particular amenity and nature conservation value and make Tree Preservation Orders where appropriate.

Objective NH07

To protect woodlands and hedgerows from damage and/or degradation and work to prevent the disruption of the connectivity of the woodlands and hedgerows of the County.

Objective NH08

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 will be required to reinstate the hedgerows with a suitable replacement of native species to the satisfaction of the Council.

Objective NH09

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 NH10

To implement the actions identified in the County Wexford Draft Biodiversity Action Plan 2012-2017, or any subsequent plan, in partnership with all relevant parties and stakeholders.

Objective NH11

To complete the mapping of ecological networks/corridors of local biodiversity value outside of designated sites and afford appropriate protection to areas of ecological importance as required.

Objective NH12

To promote awareness and appreciation of our natural heritage through the production of guidelines for individuals, homeowners and developers and ensure that biodiversity and natural heritage are taken into account from the earliest point in the design process.

Objective NH13

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 NH14

To recognise and afford appropriate protection to any new NHAs, SPAs or SACs which are designated within the lifetime of the Plan.

Objective NH15

To ensure that natural heritage and biodiversity inform the preparation of Local Area Plans and to identify, protect and manage biodiversity through these Plans.

14.3 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.

14.3.1 Policy Context

National Spatial Strategy 2002-2020 (NSS)

Whilst the NSS does not use the term Green Infrastructure, it does promote the development of a 'Green Structure'. The purpose of this structure is to prevent urban sprawl, protect rural identity and create a green setting for towns which will provide outdoor recreation opportunities, conserve and enhance biodiversity and protect buildings, structures or other physical elements of cultural heritage.

Regional Planning Guidelines for the South-East Region 2010-2022 (SERPGs)

The SERPGs identify Green Infrastructure as an important concept in land use planning and environmental protection. It is stated that the quality of Green Infrastructure affects general quality of life and health, biodiversity,

natural heritage, flood risk management and sustainable residential development.

Planning and Development Act 2000 (as amended)

In accordance with Article 10 of the Habitats Directive and the Planning and Development Act 2000 (as amended) the Planning Authority is obliged to include objectives in its Development Plan for the management of features of the landscape, such as traditional field boundaries, important for the ecological coherence of the Natura 2000 network and essential for the migration, dispersal and genetic exchange of wild species.

Comhar Sustainable Development Council-Creating Green Infrastructure for Ireland

The introduction of Green Infrastructure into planning policy is promoted as a method for helping to create and manage Green Infrastructure in an integrated and proactive way. The document also emphasises how this approach would enhance the quality of Ireland's biodiversity and its role in mitigating the effects of climate change.

Green Infrastructure can be developed in Ireland, through the development of national guidance and objectives, the inclusion of Green Infrastructure in policy and legislation, the development of Green Infrastructure maps and measures to improve data.

A preliminary national framework map highlights existing biodiversity and ecological networks, water quality and flood attenuation infrastructure and recreational/quality of life infrastructure. These maps serve to highlight where there is potential to further develop and connect Green Infrastructure.

14.3.2 Green Infrastructure Strategy for County Wexford

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. The Council will develop an integrated and

coherent Green Infrastructure Strategy for the County, which will allow for the protection, provision and management of the County's green spaces, in tandem with plans for growth and development.

The Green Infrastructure Strategy, which will be developed in consultation with the public, key stakeholders and adjoining Local Authorities, will:

- Protect and enhance the County'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 County
- Protect and enhance the County's architectural and archaeological heritage
- Contribute to sustainable management of the County's water resources
- 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

14.3.3 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, filtering drains rather than piping and providing 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

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 County, in consultation with adjoining Local Authorities, 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 County.

Objective GI03

To identify, protect, enhance and manage Green Infrastructure in all Local Area Plans in an integrated and coherent manner.

Objective GI04

To ensure the principles of Green Infrastructure and the County 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 GI05

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. Such development shall be in compliance with all other planning and environmental criteria and the development management standards contained in Chapter 18.

Objective GI06

To require proposals for medium to high-density residential schemes to have regard to the recommendations of the 'Green City Guidelines' (UCD Urban Institute of Ireland, 2008) when designing such schemes and to demonstrate this in the planning application.

Objective GI07

To require proposals for significant development to submit a Green Infrastructure Plan as part of the planning application.

14.4 Landscape

"Landscape" is defined as an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors. Landscapes are a daily presence in the lives of the County's residents and workers. The enjoyment of these landscapes can contribute to a high quality of life for the people who live and work here and a pleasurable experience for the people who visit the County.

The Council recognises that landscapes are living, and that they have and will continue to change over time. The Council's broad aim is to promote and enable appreciation of the County's landscapes and to minimise adverse visual impacts on these landscapes in the interests of the common good. However, the Council also recognises that there is need for a balanced approach to ensure that future development with a definable need to locate in a particular landscape is accommodated, where appropriate.

The County's landscapes offer a significant economic asset, in particular, the agricultural and tourism potential of the coastal, rivers, estuaries and mountain landscapes. The protection and promotion of the landscape as an economic product is therefore critical, particularly having regard to the identification of tourism as a Strategic Pillar of Growth in the Wexford County Development Board's Strategy Positioning Wexford for the Upturn -Towards Sustainable Growth and Development (2009).

14.4.1 Policy Context

Planning and Development Act 2000 (as amended)

Section 10 (2) of the Planning and Development Act 2000 (as amended) places a statutory obligation on the Council to include objectives regarding the following in the Development Plan:

- The encouragement, pursuant to Article 10 of the Habitats Directive, of the management of features of the landscape, such as traditional field boundaries, important for the ecological coherence of the Natura 2000 network and essential for the migration, dispersal and genetic exchange of wild species.
- The preservation of the character of the landscape where, and to the extent that, 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.
- Landscape, in accordance with relevant policies or objectives for the time being of the Government or any Minister of the Government relating to providing a framework for identification, assessment, protection, management and planning of landscapes and developed having regard to the European Landscape Convention done at Florence on 20 October 2000.

National Landscape Strategy

The European Landscape Convention, also known as the Florence Convention, promotes the protection, management and planning of European

landscapes. The Convention was adopted by the Council of Europe in October 2000 and came into force in March 2004. Ireland signed and ratified the Convention and must now implement some policy changes and objectives relating to landscape.

The preparation of a National Landscape Strategy is central to the implementation of the Convention. The Department of Arts, Heritage and Gaeltacht has signalled its intention to publish a National Landscape Strategy, and in September 2011 it published a public consultation paper on the issues to be considered in the preparation of the strategy.

The aim of the Strategy will be to put in place a framework to achieve a balance between active management, forward planning and the protection of Ireland's internationally renowned landscape as a physical, economic and cultural asset. It will facilitate the development of:

- Landscape character assessment within a national landscape framework, which will provide objective and consistent descriptions of Ireland's landscapes within a standardised format
- Landscape planning and landscape management guidance and facilitatory tools to improve land-use policies, forward planning and development management policies
- Methods to establish the current state of the landscape through baseline research.

Draft Landscape and Landscape Assessment-Guidelines for Planning Authorities (Department of the Environment, Heritage and Local Government, 2001)

These guidelines, which are in draft format, provide guidance for Planning Authorities on the preparation of Landscape Character Assessments (LCA). The LCA prepared for the Wexford County Development Plan 2007-2013 was formulated having regard to these guidelines following an objective assessment of:

- Physical attributes, for example, ridge lines, slope, altitude and coast

- Sensitivity to development
- Geology and soils
- Vegetation and land cover
- Settlement patterns
- Historical activity

14.4.2 Landscape Character Assessment

LCA is a key tool in the sustainable management of change affecting landscape. The Council considers it prudent to await the publication of the National Landscape Strategy before embarking on a comprehensive review of the LCA prepared for the Wexford County Development Plan 2007-2013. In the interim, the LCA has been redefined, principally to improve its legibility and practical application.

The LCA is set out in Volume 3. Map No. 11 identifies the four landscape character units and the Landscapes of Greater Sensitivity. Where a Landscape of Greater Sensitivity, or a part of it, is located within the boundary of a Town Development Plan or Local Area Plan, the relevant area has not been identified on Map No. 11. However, in the case of Vinegar Hill, it was considered imperative to include it as it may be affected by development proposals outside of the Town Development Plan boundary.

Landscape Character Units

The number of landscape character units has been reduced by combining units with similar physical characteristics and sensitivity to development. There are now four landscape character units:

1. Uplands

This landscape, which extends along the north-western and northern parts of the County, contains concentrations of more elevated and steeper land, ridges and skylines, which are very prominent in the overall landscape of the County and are generally more sensitive to development. Whilst having lower population densities than the Lowland landscape, the Uplands do

accommodate significant living and working populations. Low intensity agriculture is the predominant economic activity in this landscape. However, commercial wind farms have become a recent addition in recent years.

2. Lowlands

The Lowland area generally comprises gently undulating lands and relates to extensive areas of the County. This landscape has characteristics which provide it with a higher capacity to absorb development without causing significant visual intrusion. The landscape is characterised by higher population levels and more intensive agriculture. It is punctuated by many of the County's hills and ridges, the more sensitive of which have been defined as Landscapes of Greater Sensitivity.

3. River Valley

The Slaney and Barrow River Valleys, which include the rivers and their associated riparian and woodland habitats, offer significant scenic qualities, which are sensitive to development.

4. Coastal

The County's coastal landscape has a character that often overlaps with the Lowland landscape. The east coast is generally characterised by long, relatively straight coasts of sand and shingle backed up by low cliffs and sand dunes. The south coast has long beaches and dune systems.

The coastal landscape is punctuated by prominent features such as promontories, water bodies, slob lands and the Hook Peninsula which add interesting dimensions to the qualities of the landscape. It includes major urban areas such as Courtown, Wexford, Rosslare Strand and Rosslare Harbour.

The coastal landscape is sensitive to development in some locations. It has experienced great pressure from tourism and residential development.

Landscapes of Greater Sensitivity

The LCA now identifies Landscapes of Greater Sensitivity. These are located at various points throughout the County. They represent features in the landscape and seascape which have the most visual interest and prominence, and which are generally more sensitive to development. Many of these landscapes also have profound historical, socio-cultural and/or religious interest.

The Landscapes of Greater Sensitivity, as identified on Map No. 11, are:

- Sensitive Hills and Ridges
- Water Bodies: Lady's Island, Tacumshin Lake, Ballyteigue Borrow, Bannow Bay and Wexford Harbour.
- Islands: Saltees Islands and Keeragh Islands
- Coastal promontories: Forlorn Point (Kilmore Quay), Carnsore Point, Rosslare Point, Kilmichael Point and Cahore Point
- The Hook Peninsula
- Screen Hills
- Wexford Slob and Inish and Ballyteige Slob.

The boundaries of the Landscapes of Greater Sensitivity are indicative only. The Council will assess the potential visual impact of development proposals, both within and in the vicinity of these boundaries, on the Landscape of Greater Sensitivity. Where there are concerns that there is potential for adverse visual impacts, it will require the submission of an appropriately detailed visual impact assessment to demonstrate that the development will not have adverse visual impact on the particular landscape. Pre-planning will play an important role in identifying the cases where a visual impact assessment will be required.

Specific Landscape Features

The LCA cannot, and is not intended to, identify specific landscape features on a field by field or site by site basis. There are important features in the landscape, such as the hedgerows and trees which line fields, roads and

woodlands, which cannot all be plotted on a LCA map. However, the contribution that these features make towards the site specific and overall character of the County's landscape is recognised and will be taken into account in the assessment of development proposals.

14.4.3 Landscape Management

The Council will have regard to the LCA and associated map when assessing development proposals. The Council will carefully monitor development proposals in the Upland, River Valley and Coastal landscape character units, and in or near the Landscapes of Greater Sensitivity, to ensure that the visual and other relevant characteristics of the landscape are not adversely impacted on.

The Council acknowledges that some types of development will have an overriding need to be located in an Upland, River Valley or Coastal landscape or in or near a Landscape of Greater Sensitivity. In such circumstances, and where an overriding need has been established, the Council will require that careful consideration is given to site selection and the scale, design, siting and landscaping of the development, in order to minimise potential adverse visual impacts on the landscape.

The Council will ensure that the development of one-off housing in the Upland, River Valley and Coastal landscape character units and Landscapes of Greater Sensitivity is carefully monitored and managed. Local concentrations of such development, outside of designated settlements, could have cumulative adverse visual impacts on these landscape units. In this regard, in locations where the Council considers that there is a risk of individual or cumulative adverse visual impacts, the Council will only consider proposals for such developments where the applicant has demonstrated a need for the dwelling in accordance with the criteria in Table No. 11 in Chapter 4.

It is an objective of the Council:

Objective L01

To have regard to the Landscape Character Assessment and associated map contained in Volume 3, the Landscape and Landscape Assessment-Guidelines for Planning Authorities (2000) Draft and any updated versions of these guidelines published during the lifetime of the Plan, when assessing planning applications for development.

Objective L02

To review the Landscape Character Assessment and the landscape objectives in the Plan, after the publication of the National Landscape Strategy and future guidelines issued by a Minister of the Government with respect to landscape.

Objective L03

To ensure that developments are not unduly visually obtrusive in the landscape, in particular in the Upland, River Valley and Coastal landscape units and on or in the vicinity of Landscapes of Greater Sensitivity.

Objective L04

To require all developments to be appropriate in scale and sited, designed and landscaped having regard to their setting in the landscape so as to ensure that any potential adverse visual impacts are minimised.

Objectives L05

To prohibit developments which are likely to have significant adverse visual impacts, either individually or cumulatively, on the character of the Uplands, River Valley or Coastal landscape or a Landscape of Greater Sensitivity and where there is no overriding need for the development to be in that particular location.

Objective L06

To ensure that, where an overriding need is demonstrated for a particular development in an Upland, River Valley or Coastal landscape unit or on or in the vicinity of a Landscape of Greater Sensitivity, careful consideration is given to site selection. The development should be appropriate in scale and be sited, designed and landscaped in a manner which minimises potential adverse impacts on the subject landscape and will be required to comply with all normal planning and environmental criteria and the development management standards contained in Chapter 18.

Objective L07

To encourage appropriate development which would enhance an existing degraded landscape and/or which would enhance and introduce views to or from a Landscape of Greater Sensitivity from public viewpoints, subject to compliance with all normal planning and environmental criteria and the development management standards contained in Chapter 18.

Objective L08

To consider appropriate rural recreational and tourism related developments which would facilitate public access to and appreciation of Upland, River Valley and Coastal Landscapes and Landscapes of Greater Sensitivity in the County subject to compliance with the relevant objectives in Chapters 6, 7 and 13. Developments should be appropriate in scale and be sited, designed and landscaped in a manner which minimises potential adverse impacts on the landscape and shall be in compliance with all other planning and environmental criteria and the development management standards contained in Chapter 18.

Objective L09

To require developments to be sited, designed and landscaped in manner which has regard to the site specific characteristics of the natural and built landscape, for example, developments should be sited, designed and landscaped to minimise loss of natural features such as mature trees and hedging and built features.

Objective L10

To adopt a presumption against the siting of telecommunications equipment:

- In prominent locations in Upland, River Valley and Coastal landscape character units and in Landscapes of Greater Sensitivity
- In locations which would impede or detract from existing public viewpoints to or from a Landscape of Greater Sensitivity, rivers, estuaries or the sea.

The Council may consider an exemption to this objective, subject to normal planning and environmental criteria and the development management standards contained in Chapter 18, where:

- An overriding technical need for the equipment has been demonstrated and which cannot be met by the sharing of existing authorised equipment in the area, and
- The equipment is of a scale and is sited, designed and landscaped in a manner which minimises adverse visual impacts on the subject landscape unit.

Objective L11

To seek to minimise the individual and cumulative adverse visual impacts that local concentrations of one-off housing, outside of settlements, may have on Upland, River Valley and Coastal landscape character units or Landscapes of Greater Sensitivity. In this regard, in locations where the Council considers that there is a risk of individual or cumulative adverse impacts, the Council will only consider proposals for housing developments where a need for the dwelling has been demonstrated in accordance with the criteria contained in Table No. 11 in Chapter 4.

14.5 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.

Archaeological sites and monuments are protected under the National Monuments Acts 1930-2004. The Record of Monuments and Places, which was established under Section 12 of the National Monuments (Amendment) Act 1994, provides a statutory list of all known 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. These are zones in historic towns, within which archaeological deposits and upstanding pre-1700 AD archaeological remains exist. There are more than 120,000 monuments on the Record of Monuments and Places in Ireland. Approximately 1,700 of these are located in County Wexford.

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. 'Historic Monument' includes a prehistoric monument and any monument associated with the commercial, cultural, economic, industrial, military, religious or social history of the place where it is situated or of the Country. It also includes all monuments in existence before 1700 AD or such later date as the Minister may appoint by regulations. There are 57 historic monuments registered for County Wexford. The majority of these are also included on the Record of Monuments and Places.

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 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.

‘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. 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.

Table No. 33 National Monuments which are the subject of Preservation Orders

PO No.	Monument	Townland	Effective Date of Order	RMP No.
7/1956	Rectilinear	Courtallyedmond	22/02/56	WX016-022001-
3/1958	Barrow	Loftushall	15/10/58	WX049-015----
1/1979	Ringfort	Muchrath	11/01/79	WX048-019----
192	Baginbun Earthworks	Ramstown	18/07/52	WX050-015001- WX050-015002-
2/1974	Old Ross Motte	Springpark	11/10/74	WX030-052001-

Table No. 34 National Monuments in State Ownership or Guardianship

No.	Monument	Townland	Status	RMP No.
516	Ballyhack Castle	Ballyhack	Ownership	WX044-009001-
375	Motte	Ballymoty More	Ownership	WX020-041----
521	Ferns Castle	Castleland	Guardianship	WX015-003001-
665	Clone Church	Clone	Ownership	WX015-023001-
644	Coolhull Castle	Coolhull	Ownership	WX046-028---
192	Dunbrody Abbey (Cist.)	Dunbrody	Ownership	WX039-030001
668	Duncannon Fort	Duncannon	Guardianship	WX044-015001-
457	Tacumshane Windmill	Fence	Guardianship	WX053-006----
133	Ferns Abbey	Ferns Upper	Ownership	WX015-003004-
133	Ferns (St. Peters) Church	Ferns Upper	Ownership	WX015-003005-
133	Ferns Cathedral & Crosses	Ferns Upper	Ownership	WX015-003002- WX015-003009- WX015-003010- WX015-003011- WX015-003012- WX015-003013- WX015-003017- WX015-003018-
443	St. Mary's Church	New Ross	Guardianship	WX029-013002-
434	Rathmackee Castle	Rachmackee Great	Guardianship	WX042-029001-
229	Rathumney Castle	Rathumney	Ownership	WX040-028001-
429	Slade Castle	Slade	Guardianship	WX054-008001-
392	Windmill on Vinegar Hill	Templeshannon	Guardianship	WX020-032----
506	Tintern Abbey (Cist. Abbey, Church & bridge)	Tintern	Ownership	WX045-027001- WX045-028001- WX045-029001-
445	St. Selsker's Priory Church (Aug.)	Wexford Town	Guardianship	WX037-032009-

In accordance with the Planning and Development Regulations 2001 (as amended) notice of planning applications which may affect archaeological heritage will be sent to the Minister. Any application for development which may affect a monument due to its location, size or nature should be accompanied by an archaeological assessment. The assessment must be carried out by a suitably qualified archaeologist and may include appropriate documentary research and archaeological excavation or examination of upstanding remains. In certain circumstances it may be considered appropriate to carry out archaeological monitoring. The cost of archaeological excavation and recording are part of the development costs and are borne by the developer.

New development should be designed to avoid damage to the archaeological heritage where possible. If a proposed development cannot be re-located or re-designed to avoid removal of a site or monument (or part thereof), the approach to be followed must be preservation in-situ or preservation by record through archaeological excavation, subject to an archaeological excavation licence, and recording. Preservation in-situ must always be presumed to be the preferred option.

14.5.1 Maritime and Underwater Archaeology

Maritime archaeology explores the way that people lived and worked by the coast, how they made use of its maritime resources and how they used the sea as a means of travel and movement. Ireland's maritime landscapes include ancient settlements along the coast and islands, piers, harbours, fish traps, middens on the intertidal zone and shipwrecks and submerged landscapes on the seabed. Threats to maritime archaeology include climate and sea-level changes, coastal erosion, fishing and shellfish farming, coastal and offshore development. Such activities can lead to the damage or destruction of underwater archaeological sites.

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 and underwater

archaeological objects are protected under the National Monuments Acts 1930-2004 and 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.

14.5.2 Battlefields

The Council recognises the importance and value of the wider historic landscape and environment, including battlefields. The Department of Arts, Heritage and the Gaeltacht is currently undertaking an Irish Battlefields Project. The aim of the project is to assist in identifying the appropriate statutory protection that should be extended to battlefield sites. The Council will have regard to the Irish Battlefields Project as it becomes available.

It is an objective of the Council:

Objective AH01

To conserve and protect archaeological sites, monuments (including their settings), underwater archaeology and objects within the jurisdiction of Wexford County Council including those listed on the Record of Monuments and Places, the Register of Historic Monuments or newly discovered sub-surface archaeological remains.

Objective AH02

To protect the heritage of groups of important national monuments, inclusive of their contextual setting and interpretation, in the operation of development management.

Objective AH03

To fully consider the protection of archaeological heritage when undertaking, approving or authorising development. In considering such protection the Council will have regard to the advice and recommendations of the National

Monuments Service and the principles set out in Framework and Principles for the Protection of the Archaeological Heritage (Department of Arts, Heritage, Gaeltacht and the Islands, 1999).

Objective AH04

To require an archaeological assessment for development that may, due to its size, location or nature, have a significant effect upon archaeological heritage and to take appropriate measures to safeguard this archaeological heritage. In all such cases the Planning Authority shall consult with the National Monuments Service in the Department of Arts, Heritage and the Gaeltacht.

Objective AH05

To promote a presumption in favour of preservation in-situ of archaeological remains and settings 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 AH06

To protect historic and archaeological landscapes, including battlefields, and promote access to such sites provided that this does not threaten the feature.

Objective AH07

To protect historic urban defences (both upstanding and buried) and associated features and safeguard them from inappropriate development in accordance with National Policy on Town Defences (Department of Environment, Heritage and Local Government, 2008).

Objective AH08

To include archaeological landscapes as part of the updated Landscape Character Assessment of the County to be prepared following the publication of a National Landscape Strategy/National Landscape Character Assessment.

Objective AH09

To identify appropriate archaeological sites in the County to which public access could be provided, and work to secure public access where appropriate in consultation with the land owner, subject to normal planning and environmental criteria and the development management standards contained in Chapter 18.

Objective AH10

To retain existing street layouts, historic building lines and traditional plot widths which derive from medieval or earlier origin.

Objective AH11

To protect historical burial grounds within County Wexford and encourage their maintenance in accordance with conservation principles.

14.6 Built Heritage**14.6.1 Protected Structures**

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. Details of Protected Structures are entered by the Council in its Record of Protected Structures which is part of the Development Plan. Each owner and occupier of a Protected Structure is legally obliged to ensure that the structure is preserved and that the Protected Structure, or any element of it, is not endangered through harm, decay or damage, whether over a short or long period, through neglect or through direct or indirect means.

In relation to a Protected Structure or a proposed Protected Structure, the meaning of the term includes the interior of the structure, the land lying within the curtilage of the structure, any other structure lying within the curtilage and their interior, all fixtures, fittings and features which form part of the interior or exterior of that structure. The protection also extends to the attendant grounds and any structure therein. Protected Structures are listed in Volume 2.

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 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 to 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.

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 new development should seek to avoid adverse affects 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.

Traditional Fabric

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. There is a guidance document available from Wexford County Council for owners/occupiers of

Protected Structures, which indicates best practice approaches that should be adopted when proposing to undertake work to a Protected Structure.

Protection of Elements of Architectural Heritage Merit

Many non-structural elements, such as historic gardens, stone walls, ditches and street furniture make a positive contribution to our built heritage. Non-structural elements can make an important contribution to the character of an area and help to create a distinctive sense of place. 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.

It is an objective of the Council:

Objective PS01

To protect the architectural heritage of County Wexford 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 PS02

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

Objective PS03

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 subject to normal planning and environmental criteria and the development management standards contained in Chapter 18, where appropriate This does not preclude putting forward innovative contemporary designs that respect the context of the Protected Structure.

Objective PS04

To promote the maintenance and appropriate reuse of Protected Structures and older buildings of architectural heritage merit that make a positive contribution to the character, appearance and quality of local areas and the sustainable development of the County.

Objective PS05

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 PS06

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 PS07

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

Objective PS08

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) and any subsequent guidelines.

Objective PS09

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

Objective PS10

To facilitate the retention of older buildings, the Planning Authority will give consideration to the relaxation of car parking and other development management requirements in appropriate circumstances.

Objective PS11

To ensure that elements of the architectural heritage of the County, such as historic gardens, stone walls, ditches and street furniture that make a positive contribution to the built heritage, are retained.

14.6.2 Architectural Conservation Areas

Part IV of the Planning and Development Act 2000 (as amended) requires that 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).

Where such an area is considered to be of special importance to civic life, or architectural, historical, cultural or social character of an area, a planning scheme may be prepared with the objectives of:

- Promoting higher standards of civic amenity and design
- Preserving and protecting the architectural, archaeological and natural heritage
- Providing for the renewal, preservation, conservation and development of streetscape, layout and building pattern
- Providing for the control of design and layout of structures and space

- Provide for the promotion of the redevelopment of vacant or derelict sites and the maintenance and repair of structures.

It is an objective of the Council:

Objective ACA01

To identify and designate areas as Architectural Conservation Areas in the Towns and Villages of County Wexford where appropriate through Town Development Plan and Local Area Plan processes.

Objective ACA02

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

14.6.3 Graveyards

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

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.

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 the County's 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.

14.7 Arts and Cultural Heritage

Wexford has a rich, diverse and distinctive cultural identity with a strong and internationally acclaimed creative and artistic base. The arts and culture of Wexford are a proud expression of our identity and play an important role in our social and economic well-being. Many people visit the County's towns, monuments, festivals and historical sites each year to enjoy cultural experiences. Wexford's long running internationally acclaimed Opera Festival has added not only to Wexford's reputation but Ireland's reputation for culture and creativity.

The County also contains many important historic landscapes and places such as Vinegar Hill, Carrigbyrne and Coolgreany, which together with prehistoric monuments, are important in defining our cultural identity.

There has been significant investment in our cultural heritage in recent years with substantial investment in libraries, museums and theatre and centres for the arts. The Council has played an important role in providing and facilitating this development and in supporting the arts community.

The Plan supports the sustainable development of our cultural heritage and will encourage the development of cultural land uses and activities in order to

support the arts and increase local awareness of our cultural heritage and identity. Further information on cultural heritage is included in Chapter 7.

It is an objective of the Council:

Objective CH01

To support the sustainable development and promotion of our cultural heritage and the associated infrastructure subject to normal planning and environmental criteria and the development management standards contained in Chapter 18.

Objective CH02

To safeguard the cultural heritage of the County and facilitate the expansion and development of appropriate facilities suitably located adjacent to points of interest subject to compliance with normal planning and environmental criteria and the development management standards contained in Chapter 18.

Objective CH03

To stimulate and support cultural and artistic excellence and innovation and support the work of those involved in the development of our arts and cultural heritage, subject to compliance with normal planning and environmental criteria and the development management standards contained in Chapter 18.

Objective CH04

To help to ensure that our cultural heritage and associated facilities are accessible and inclusive subject to compliance with normal planning and environmental criteria and the development management standards contained in Chapter 18.

Objective CH05

To continue to promote the Wexford Festival Opera and the bringing of quality international arts to the County. The Council will also promote international, national and local audiences for Wexford based artists and arts projects, and support culturally diverse initiatives.

Objective CH06

To encourage and facilitate the development, creation and display of works of art in public areas subject to compliance with normal planning and environmental criteria and the development management standards contained in Chapter 18.

Objective CH07

To encourage the provisions of public works of art in major new commercial and private residential developments in the County to enhance the amenities of the local environment.

Objective CH08

To support the development and expansion of Library Services. Such development and expansion shall be carried out to the highest internationally recognised standards and shall be subject to compliance with normal planning and environmental criteria and the development management standards contained in Chapter 18 where appropriate.

Objective CH09

To cooperate with the Heritage Council, Arts Council, Fáilte Ireland and other relevant bodies such as the National Parks and Wildlife Service to promote and develop the arts, cultural and heritage attractions throughout the County.

Chapter 15 Recreation, Sport and Public Rights of Way

15.1 Introduction

The provision of good quality recreational and sports facilities is a key part of sustainable communities and contributes to quality of life, personal health and well being. It also plays a vital role in developing and strengthening a sense of community. County Wexford has a variety of recreational facilities ranging from purpose-built sports and leisure facilities to natural amenities, including beaches spanning more than 200km of coastline. This chapter sets out objectives to support the development and continued use of recreational, sports and leisure facilities in the County and to promote increased participation in recreational activities.

15.2 Recreation

Recreation is defined in Teenspace: National Recreation Policy for Young People (Office for the Minister of Children, 2007) 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.”

Active recreation, which involves participation in physical activities such as walking, swimming and cycling, provides direct physical and mental health benefits. 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.

Recreation can also have economic benefits for an area. Wexford has a range of existing natural amenities and cultural assets which offer potential for recreation tourism. The ability to provide quality recreational opportunities within vibrant local communities can be a very important stimulus in attracting employment and enterprise into the County. In addition, recreation can have cost benefit implications as it is generally accepted that a more active population results in lower healthcare costs.

The National Recreation Policy identifies a number of barriers to participation in recreation for young people such as lack of facilities, information and volunteers, with particular issues arising for young people with additional needs. It seeks to remove these barriers to participation and to improve opportunities available for all young people. This policy is being implemented at the local level through the development of local recreation strategies which identify key actions and priorities.

The County Wexford Recreation Strategy (Wexford County Development Board, 2011) looks at existing facilities around the County and the types of recreational activities that people take part in at various stages of the lifecycle. It outlines a number of objectives and actions to promote awareness of recreational facilities, to increase accessibility to these facilities and to identify future recreational needs.

It is an objective of the Council:

Objective RS01

To ensure that adequate amenity and recreational open space and facilities are available for all groups of the population through the zoning of appropriate lands in Town Development Plans and Local Area Plans.

Objective RS02

To implement the strategic objectives contained in the County Wexford Recreation Strategy including promoting awareness and access to recreational activities and facilities in the County, identifying future recreational needs and promoting flexibility and adaptability of facilities in order to accommodate emerging needs, subject to compliance with Articles 6 and 10 of the Habitats Directive.

Objective RS03

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 RS04

To promote recreation based tourism and associated employment opportunities in the County.

Objective RS05

To ensure that new recreational facilities are located in existing settlements close to the main residential areas and other community facilities, where possible, to maximise participation levels and reduce the need to travel.

15.3 Sport

The Government's ten year social partnership agreement Towards 2016 (Department of the Taoiseach, 2006) highlights the importance of sport and the contribution which it makes to the social and economic development of the country. The benefits can be assessed in terms of the physical and mental well being of the population, social and cultural development, education, personal development and economic impact. The Strategy seeks to promote and encourage a vibrant and active sports sector, especially in areas of disadvantage, with increased participation levels, good quality sustainable facilities and opportunities for people to play an active role in sport.

Wexford Local Sports Partnership (LSP) promotes participation in sports and physical activity at a local level. The LSP's Sports Active Wexford Strategic Plan 2009-2012 includes a key objective to improve access to existing facilities and resources for physical activity and sport. This Plan is currently being reviewed.

The Council recognises that sport is an essential component of everyday life, playing a valuable social, cultural and economic role, providing enjoyment for people, a livelihood for some, and promoting a healthy lifestyle. The Council is committed to enhancing the range and quality of sports facilities and ensuring that there is reasonable public access to sport and a network of facilities.

It is an objective of the Council:

Objective RS06

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 RS07

To develop sport, recreation and amenity facilities consistent with proper planning and sustainable development in appropriate locations in the County, in partnership with local community and sports groups and/or private parties, subject to normal planning and environmental criteria and the development management standards contained in Chapter 18.

15.4 Children's Play Facilities

Both the National Children's Strategy Our Children - Their Lives (Department of Health and Children, 2000) and the National Play Policy Ready Steady Play (National Children's Office, 2000) include objectives to ensure that all children have access to play and recreational facilities. The overall objective is to plan for an increase in public play facilities and thereby improve the quality of life of children living in Ireland by providing them with more play opportunities. The importance of consulting children in the design of public play facilities in order to provide a more child-friendly environment is also acknowledged.

There are currently 28 playgrounds, one Skate Park and two Multi-User Games Areas (MUGAS) in the County. A second Skate Park is currently being planned for New Ross Town. The Council will seek to retain these facilities and to create new public play facilities as resources permit.

The Council will require the provision of suitably designed and landscaped play areas in all new housing estates. Play areas should be located where they can be overlooked by dwellings but will not cause unreasonable nuisance

problems for residents. Such facilities should be inclusive and accessible to all children.

It is an objective of the Council:

Objective RS08

To maximise the range of play opportunities available to all children, particularly children who are marginalised, disadvantaged or who are disabled.

Objective RS09

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 RS10

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

15.5 Natural Amenities

County Wexford has a range of natural amenities which can be enjoyed for leisure or recreation purposes. With its extensive coastline, mountains and river valleys there is potential to develop outdoor activities and maximise the use of our natural surroundings while at the same time ensuring the protection of the environment. The Council will seek to sustain the quality of these natural amenities such as beaches, dunes and mountainsides for their recreational qualities.

The Regional Planning Guidelines for the South-East Region 2010-2022 includes an objective to work with the relevant authorities including the Department of Environment, Community and Local Government/National Parks and Wildlife Service to support development of the amenities and recreation potential of the Rivers Barrow, Nore, Suir, Slaney and Blackwater. The guidelines also include an objective to prepare a Waterway Corridor Study for the Barrow, Nore and Suir in conjunction with relevant public bodies.

County Wexford's beaches span some 200km of coastline. Blue Flags were awarded to Courtown, Curracloe, Morristown and Rosslare in 2011 while Ballymoney, Cahore, Old Bawn, Ballinesker, Culleton's Gap and Cullenstown have received the Green Coast Award. The Blue Flag status indicates adherence to strict criteria dealing with water quality, environmental education and information, environmental management and safety and other services. The Green Coast Award is given to beaches that have excellent water quality and sound environmental management but which do not necessarily have the built infrastructure required for Blue Flag status.

It is an objective of the Council:

Objective RS11

To promote the use of natural amenity areas in the County for recreational purposes while ensuring the protection of scenic and environmentally sensitive areas, including Natura 2000 sites.

Objective RS12

To encourage the provision of access to amenity areas such as beaches, inland waterways, forests and heritage sites in co-operation with landowners and continue to maintain and improve existing accesses, subject to compliance with Articles 6 and 10 of the Habitats Directive.

Objective RS13

To facilitate the sustainable development of eco-tourism at appropriate locations in the County, whilst protecting areas of ecological value and

ensuring that any development takes cognisance of the aims and objectives of the Water Framework Directive and ensuring that all development is undertaken in compliance with Articles 6 and Article 10 of the Habitats Directive.

Objective RS14

To co-operate with Coillte in the protection of existing and the development of additional forest amenity sites and walks, subject to compliance with Articles 6 and 10 of the Habitats Directive.

Objective RS15

To support the development of the amenities and recreation potential of the River Barrow in co-operation with National Parks and Wildlife Service, Inland Waterways, adjoining Local Authorities, Harbour Masters and all other relevant authorities. All such development should be undertaken in compliance with Articles 6 and Article 10 of the Habitats Directive.

Objective RS16

To maintain and improve beaches within the County in order to achieve Blue Flag and Green Coast status where beaches do not have these awards, and strive to retain Blue Flag and Green Coast status on beaches where they have currently been awarded.

Objective RS17

To identify beaches within the County which can best service the needs of disabled members of the community and to develop these beaches in association with disability representative groups, subject to normal planning and environmental criteria and the development management standards contained in Chapter 18.

Objective RS18

To prohibit the development of static caravan and camping sites in open and exposed coastal and lakeshore areas and areas that are deemed to be ecologically sensitive.

15.6 Walking and Cycling Routes

There are a number of established forest trails, scenic mountain passes, coastal paths and heritage walks in County Wexford, some of which traverse into adjoining counties. Wexford's Coastal Pathway (Slí Charman), which was established in 1993, extends for 221km from Kilmichael Point in the North East corner of the County to Ballyhack in the South-West.

The Irish Trails Strategy (Irish Sports Council, 2007) recognises that walking is the most common form of physical activity in Ireland. The Strategy aims to develop a world class recreational trail system in Ireland and sets out a number of goals and tasks to be advanced over a ten year period. The Strategy recognises that trails provide benefits to three main groups of people:

- For Irish people, trails offer opportunities for outdoor physical activity, promoting physical fitness, mental health and wellbeing.
- For tourists, walking and cycling are very important niche products, extending the tourist season and increasing regional and rural spending.
- For rural communities, trails provide opportunities to develop new and innovative rural tourism initiatives that can contribute to the economic sustainability of rural Ireland.

The National Trails Office (NTO) provides advice and support to organisations and communities throughout Ireland in the development and management of recreational trails. The NTO maintains a National Trails Register which includes all waymarked trails in Ireland, including accredited trails which meet certain management standards, new trails which are under development and existing trails which are being extensively redeveloped. There are 16 accredited trails in County Wexford which include seven Slí na Slainte routes, six walking/hiking trails and three on road cycling trails.

Wexford County Council has also set up a database of walking trails in the County which includes a number of local trails in addition to the Slí na Slainte

routes and the aforementioned walking/hiking trails. This database will continue to be updated as new trails emerge.

The National Cycle Policy Framework (Department of Transport, 2009) aims to create a strong cycling culture in Ireland. The main aim of this Framework is to create cycling friendly cities, towns and villages in order to encourage people to cycle to work and school. In addition to providing health benefits, this will reduce volumes of through-traffic and associated greenhouse gas emissions in town centres. However, the Framework also seeks to provide designated rural cycle networks for visitors and recreational cycling.

Fáilte Ireland's Strategy for the Development of Irish Cycling Tourism (2007) recommends the designation of a cycling network around the country and the improvement of existing routes with better sign posting, road surfaces and greater safety for the cyclist. The National Cycle Policy Framework (Department of Transport, 2009) includes a policy to construct this National Cycle Network and to expand it to include rural recreational routes around urban areas, paying special attention to the opportunities of using both the extensive disused rail network and canal / river tow-path networks as cycling / walking routes. The development and expansion of the network will be implemented by various Government bodies including Local Authorities.

Fáilte Ireland notes that cycling tourism represents a growing and valuable market segment for rural areas as it offers opportunities for the development of cycle hire and cycling holiday operations. It is an environmentally sustainable form of tourism with minimal impact on the environment. Cyclists enjoy the outdoor rural environment, they stay longer in an area, and since they cannot carry much in the way of provisions on their bikes, they need to shop locally and regularly thus benefiting local providers.

It is an objective of the Council:

Objective RS19

To promote sustainable outdoor recreation in the form of walking and cycling and exploit the recreational and tourist potential of walking and cycling routes in the County whilst ensuring the protection of the environment.

Objective RS20

To engage and co-operate with representative bodies, local groups, landowners and where relevant adjoining local authorities, in order to support the sustainable development of walking and cycling routes.

Objective RS21

To maintain a listing of national trails approved in County Wexford and promote their greater use.

Objective RS22

To promote the development and use of the Wexford Coastal Pathway (Slí Charman) as a recreation and tourist facility, subject to compliance with Articles 6 and Article 10 of the Habitats Directive.

Objective RS23

To provide and maintain new/improved coastal access points, right-of-ways and the improvement and upgrading of the Coastal Pathway, subject to compliance with Articles 6 and Article 10 of the Habitats Directive.

Objective RS24

To promote the development of riverside walking routes, whilst protecting areas of ecological value and ensuring that any development takes cognisance of the aims and objectives of the Water Framework Directive and ensuring that all development is undertaken in compliance with Articles 6 and Article 10 of the Habitats Directive.

Objective RS25

To facilitate the development of disused railways for amenity purposes provided that the use does not interfere with the re-opening of lines, subject to normal planning and environmental criteria and the development management standards contained in Chapter 18.

Objective RS26

To improve cycle routes with better signposting, better road surfaces and greater safety for the cyclist and to ensure that new urban road infrastructure and traffic management measures are designed to be cyclist friendly.

Objective RS27

To support the development of a National Cycle Network and examine the feasibility of linking the main towns of County Wexford to this network.

15.7 Open Space

High quality, accessible parks, open spaces and greenways provide health benefits for all and are a vital element in the creation of quality urban environments. Open space provides a variety of functions, including passive recreation, active recreation, visual amenity, ecology, drainage regulation and even socio-economic needs (meeting places, allotments and travelling carnivals). Private open space provision is also important for residential amenity and offers the resident an opportunity for safe and private recreation.

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.

It is an objective of the Council:

Objective RS28

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 RS29

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 pedestrian, cyclist and disabled access.

Objective RS30

To ensure a detailed landscaping plan accompanies all applications for housing estates, significant industrial and commercial developments.

Objective RS31

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

15.8 Allotments

Allotments offer the opportunity to provide education in horticulture as well as on the sustainable value of home food production. 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. Facilities required for the operation of an allotments site may include the provision of a water supply, parking area, on-site storage, composting and toilet facilities.

It is an objective of the Council:

Objective RS32

To promote the development of allotments on suitable sites which are accessible from the built-up areas of the County taking into consideration the demand for such facilities and subject normal planning and environmental criteria and the development management standards contained in Chapter 18.

15.9 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. These public rights of way must 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. 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 does not exist. The Council also commends the 'open access' policy of Coillte and recognises that this policy does not equate to a public right of way.

It is an objective of the Council:

Objective RS33

To preserve public rights of way which give access to seashore, mountain, lakeshore, riverbank or other places of natural beauty or recreational activity. 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 County Development Plan will be varied accordingly.

Objective RS34

To identify the existing public rights of way which give access to seashore, mountain, lakeshore, riverbank or other places of natural beauty or recreational activity 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.
- Identify access points to seashore, mountain, lakeshore, riverbank or other places of natural beauty or recreational activity which the Council have maintained or repaired with a view to identifying public rights of way.
- 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 RS36

To ensure that development does not impinge on public walking routes and public rights of way, particularly those at the seashore, mountain, lakeshore, riverbank or other places of natural beauty or recreational activity.

Chapter 16 Social Inclusion and Community Facilities

16.1 Introduction

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 and is important for establishing a sense of place and belonging. This chapter sets out objectives to support the integration of planning and development with improved social and community facilities. It seeks to achieve inclusive and accessible communities and to ensure that each community has a range of social and community facilities appropriate to the requirements of its population.

16.2 Participation, Access and 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 process of social inclusion seeks to ensure fair and equitable access to infrastructure services for all members of the community. This is a key factor in providing for sustainable communities.

Social exclusion is multi-faceted and can affect all age groups. Towards 2016 is the Government's ten-year social partnership agreement for the period 2006-2015. It aims to address key social challenges by assessing the risks and hazards which the individual person faces and the supports available to them at each stage in the life cycle. The Plan sets out long-term goals for each stage of the lifecycle and identifies priority actions for each target group. This is also the approach taken in the National Action Plan for Social Inclusion 2007-2016 (Department of Social and Family Affairs, 2007) which adopts a lifestyle approach to the needs of children, people of working age, older people, people with disabilities and communities.

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 Wexford Local Development (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.

The Revitalising Areas by Planning Investment and Development (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 Programme provides an opportunity for communities to

participate in the strategic improvement of their areas by improving the delivery of local services through coordinated planning and investment.

In County Wexford, New Ross Town, Enniscorthy Town and part of Wexford Town have been designated under RAPID. The Programme is led by Wexford County Council under the County Development Board structure and work is coordinated through an Area Implementation Team (AIT) in each town. The AIT structure provides an opportunity for local government, local developers, state agencies and the local community and voluntary sector to work together to address key local needs. RAPID programmes and actions are implemented to address specific local issues, subject to the availability of the necessary human and financial resources. The AITs are resourced by a RAPID Co-ordinator, who is responsible for ensuring the co-ordinated delivery of services and investment in the areas.

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.

It is an objective of the Council:

Objective CF01

To promote social inclusion and access to education, health and community support services, amenities and leisure services and a good quality built environment for all members of the community through the planning process.

Objective CF02

To support Wexford Local Development, other local development structures and the County Development Board in responding to social exclusion issues and creating a more inclusive environment for all members of the community.

16.3 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.

16.3.1 Young People and Children

County Wexford has a high proportion of young people. In 2006, 22.2% of the population of County Wexford were in the 0-14 age bracket, which was considerably higher than the national average of 20.4%. This has a bearing on the present and future need for facilities such as childcare, play areas for children, sports facilities, schools and safe walking and cycling routes in the County.

16.3.2 Parents and Carers

The removal of any physical barriers to access and movement for parents, guardians or carers in the County, 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, disabled parking facilities, 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.

16.3.3 Older People

In 2006, County Wexford had a higher than average proportion of older adults with 11.6% of the population in the County aged 65 or over, compared to the national average of 11%. 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 in towns and villages, 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.

16.3.4 People with Disabilities

The Census information shows that persons with a disability accounted for 9.6% of the population of County Wexford in 2006. This was slightly higher than the national average of 9.3%. 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 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 (DEHLG, 2008)
- 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).

One of the strategic priorities in the National Disability Authority's Progressing the Disability Agenda Strategic Plan 2010-2012 is to promote an accessible environment and universal design. 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.

16.3.5 Ethnic Minority Groups

The integration of all groups in society is important in creating and maintaining sustainable communities. Ethnic Minority groups in the County 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.

16.3.6 Travelling Community

The Annual Count of Traveller Families (DECLG, 2011) shows that after Dublin City, County Wexford has the highest number of Traveller Families residing in a Local Authority, with 597 Traveller Families residing here in 2011. Certain areas in the County have a higher concentration per capita of population indicating traditional areas of traveller settlement. These areas are mainly Enniscorthy, New Ross, Wexford, Clonroche, Taghmon and Bunclody.

A detailed assessment of the need for traveller accommodation was carried out under the Traveller Accommodation Programme 2007-2013. This identified the requirement to provide or assist in the provision of 140 units of accommodation across a full range of accommodation types over the period of the programme. 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 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.

16.4 Community Facilities

The provision of accessible community facilities contributes to quality of life and the sustainable development of an area. Apart from housing and employment opportunities, sustainable communities require the provision of and access to a range of support infrastructure in the areas of education,

childcare, health and community support services, recreational and leisure facilities and a good quality built environment. Communities also require opportunities to meet and interact, all essential prerequisites to the evolution of a sense of place and belonging.

The County Development Board carried out an Audit of Community, Arts and Sports Facilities in 2008. This identified a lack of concentration of sports and community facilities in areas of high density, particularly in the Gorey and Enniscorthy areas. However, significant progress has been made in both these towns in recent years. Planned works are currently at the application stage for Gorey Showgrounds and community sports facilities have been completed in Enniscorthy (Bellefield) during the lifetime of the previous County Development Plan. In order to increase participation, a number of steps have been taken to promote awareness of existing facilities, including the publication of a Directory of Community, Arts and Sports Facilities which is updated on a biannual basis. An interactive website has also been launched which details the location of these facilities.

The Council is committed to providing accessible community facilities to serve the needs and expectations of a growing and diverse population. The challenge for the Council and the County Development Board will be to act with the various communities in identifying their needs, obtaining resources and supporting programmes to sustain community life. 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 CF09

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 CF10

To maintain and, where possible, improve the provision of community facilities in the County, 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, subject to normal planning and development criteria and the development management standards contained in Chapter 18.

Objective CF11

To carry out, in conjunction with the County Development Board, a Social Infrastructure Audit to identify areas where social, community and recreational infrastructure is lacking and to ascertain the requirements of local communities.

Objective CF12

Facilitate the provision of new burial grounds and the extension of existing burial grounds as appropriate to cater for the needs of a multi-cultural County, ensuring that any development takes cognisance of the aims and objectives of the Water Framework Directive and achieving good status by 2015 and that all development is undertaken in compliance with Article 6 of the Habitats Directive.

16.5 Education

The provision of adequate education facilities can lead to the increased attractiveness of an area for the location of businesses and families and increased development and prosperity. Wexford County Council will continue to work closely with the Department of Education and Skills in the identification of suitable school sites in accordance with The Provision of Schools and the Planning System (DEHLG and Department of Education and Science, 2008).

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.

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.

County Wexford has a low proportion of adults with a third level qualification. The 2006 Census information shows that 18.4% of the population of County Wexford aged 15 years and over had completed third level education by 2006. This compares to the State average of 24.6%.

However, the provision of third levels facilities in the County has considerably enhanced local education opportunities. The Wexford Campus of Carlow

Institute of Technology offers a range of full and part time courses from higher certificate to masters level. Nine hundred students are currently enrolled in the Wexford Campus. A range of further education and training courses are also run in a number of Vocational Colleges, FÁS, Teagasc and Fetac centres throughout the County. The Council recognises the importance of third level education in contributing to the delivery of a highly-skilled and innovation-based population.

The National Strategy for Higher Education to 2030 (Department of Education and Skills, 2011) recognises that higher education will play a central role in making Ireland a country recognised for innovation, competitive enterprise and continuing academic excellence. The Strategy highlights the opportunity to establish technical universities in which the fields of learning are closely related to labour market skill needs with a particular focus on programmes in science, engineering and technology and including an emphasis on workplace learning. Amalgamated institutes of technology will be considered for re-designation as technical universities once they demonstrate significant progress against stated performance criteria.

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 may 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 development and ongoing provision of Third Level Education in the County, subject to normal planning and environmental criteria and the development management standards contained in Chapter 18.

Objective CF18

To support the transformation of Carlow and Waterford Institutes of Technology and their associated campuses into a technical university.

Objective CF19

To further develop educational linkages with European Education Institutions in order to enhance Wexford as Educational Gateway to Europe.

16.6 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 child's emotional and educational development in the early years of a child's 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. With the current economic situation it will be 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. The Wexford County Childcare Committee intends to carry out an audit of childcare services in 2012. This will allow the Committee to respond to local need and articulate local priorities to inform national policy development.

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 disabled children.

It is an objective of the Council:

Objective CF19

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 CF20

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 CF21

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

16.7 Healthcare

Healthcare facilities are essential to ensure that the residents of the County 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. The Council will facilitate the provision and expansion of built facilities to ensure accessible healthcare services are integrated into communities throughout the County. Nursing homes and residential care homes should be integrated wherever possible into the residential areas of towns and villages 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 existing built up areas and neighbourhood centres 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.

It is an objective of the Council:

Objective CF22

To promote the improvement and expansion of health and medical care facilities in the County which meet the needs of and are easily accessible to local service users, subject to normal planning and environmental criteria and the development management standards contained in Chapter 18.

Chapter 17 Design

“Wexford: So Old, So New”

17.1 Introduction

Innovative buildings and quality places play a central role in the enjoyment of our towns and villages. The rich built heritage of County Wexford provides us with a strong identity and pride in our place. It is therefore important to continue the tradition of promoting creativity in architecture of new buildings in urban and rural areas.

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 which are of our time and not a pastiche/replication of the past. A contemporary design approach would be favoured for new buildings and it is important that public bodies continue to lead by example. The Opera House, County Hall, the Department of the Environment offices, Gorey Civic Centre and the new Enniscorthy Civic Centre show a progressive approach to design.

Landmark buildings and structures will create a focus of attention but it is also essential to focus on the space between the buildings and the interrelationship of design, form and function. The Wexford Local Authorities have sought to develop these principles in projects such as Wexford Borough Council's development of the Quay and the Town Centre Pedestrianisation. Works are also well advanced in Enniscorthy (Rafter Street) and New Ross (Quay) in addition to the development of public realm plans for New Ross and Gorey. It is the Council's aim to seek to develop good quality spaces and create attractive towns and villages by promoting the principles of good urban design.

This chapter is structured to provide design guidance on Urban and Rural Design. Section 17.6 and Section 17.7 provide design guides for

developments in urban and rural areas. The vision for Wexford includes a County where people want to live, work and play, which offers high quality sustainable employment and residential development and high quality urban and rural environments. The quality of the places we live in has an impact on all aspects of our lives. How they are designed will influence the day to day quality of our lives. Good urban and rural design is essential to deliver a built environment which is sustainable and creates social and environmental well being as well as economic value.

17.2 Urban Design

The Sustainable Residential Development in Urban Areas and its companion document Urban Design Manual (DEHLG 2008) provides a framework for the best advice in urban design and illustrates how design principles can be translated into practice for the creation of sustainable communities. The Council will promote the use of these guidelines by applicants and their agents to design and contribute to sustainable developments of high quality design. 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 the design of any proposed development.

17.2.1 Site Analysis

The first steps for any proposed development should be to formulate a design response brief to the proposed development. A response brief should include the following elements:

- 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;
- How proposed arterial cross routes and other transport links are incorporated into the design;
- Significant landmark buildings in the vicinity and an appraisal of their visual appropriateness;

- Major pedestrian generators, public open spaces and consequent desire lines; and
- Key vistas from within the town and important vantage points outside the town.

17.3 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 throughout the County. At the same time every area in the County needs to have its own unique identity, expressed in its urban form and image. 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 consider and respond to its context in this regard, particularly in relation to any heritage sites, or buildings and spaces of significance.
- Building heights and widths should have regard to the existing urban fabric.
- For buildings at prominent sites, for example corner sites, end of streets or closing off vistas, it may be appropriate to increase building height to provide a greater emphasis on the building, but there will also be a greater expectation of design quality and architectural treatment. Corner sites should equally address both street frontages.

Creating a connection with the street

- Active ground floor uses will be encouraged 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 is to be encouraged as it often helps in bringing 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 relaxed where important areas of public or civic space is to be provided.

The design of the space around the building

- A building's curtilage may be productively used to contribute to pedestrian amenity, draw people into the building, provide landscaping or create a new pedestrian link.
- This space should not be dominated by unsightly utilities such as car parking or the storage of rubbish.

Detailing

- Articulation of building facades with projections or recessions in the elevations, varying roof pitches or through the use of fenestration and balconies, will soften larger building forms, break down the appearance of building mass and provide visual interest.
- 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 lighting) and can be used to create striking night time compositions.

The use of contemporary styles and materials

- Today's development is potentially the heritage of the future. The spirit and design ethos of the time in which a building is constructed should therefore be embraced as a part of this ongoing design evolution.
- Contemporary buildings, where appropriate, can be striking in their appearance and detail, or suitably elegant and refined.
- Innovative and creative design approach will be encouraged particularly when this will result in new landmark buildings.

Contemporary materials selection

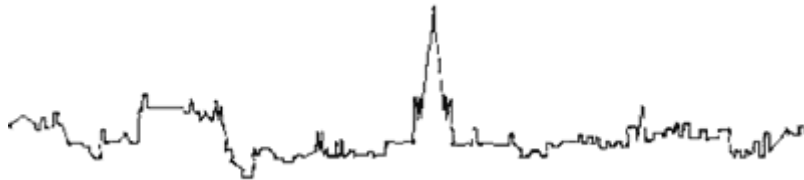
- Contemporary materials include glass, stainless steel, polished concrete and enamel panels. However, a range of materials are seen in contemporary architecture, both new and traditional. It is the way these materials are used and their composition which will create a contemporary appearance.
- Traditional materials can be moulded into highly contemporary forms if they are used in new and innovative ways.
- The most important aspect of material selection is to ensure that the materials used will require minimal maintenance and weather well. Preference should always be given to high quality materials which will last well throughout the building's lifetime.

17.4 Landmark Buildings

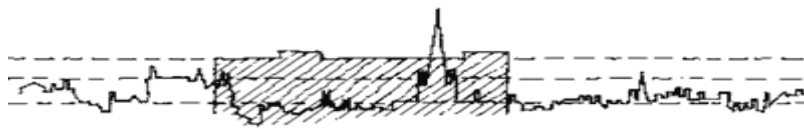
A landmark building can be defined as a single outstanding building which is either taller or of a more notable design than its neighbours. Any proposed development for a landmark building should identify elements that create local character and which will be important features or constraints in the development of proposals for landmark buildings. This will include:

- The streetscape– the scale and height of buildings and the urban grain;
- Important local views and panoramas;
- The skyline;
- Topography;
- Landmarks and their settings.

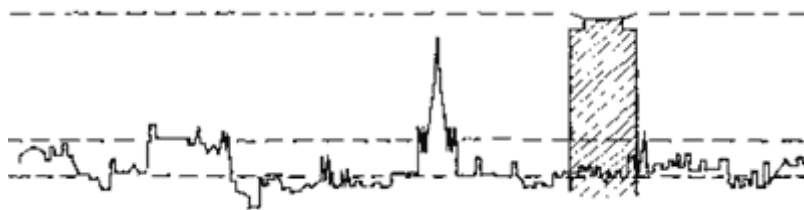
Well sited and designed landmark buildings can be seen to bring various advantages to an urban area. Structures which influence a town or village's skyline act as landmarks and assist in legibility. Proposals for landmark buildings will be rigorously and strategically assessed in terms of their siting, detailed design quality and function.



Silhouette of a typical Irish town showing the then dominance of the parish church as a landmark.



A long squat block flattens the skyline and obscures traditional landmarks.



Tall, slender building form retains landmarks on the skyline.

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 can better integrate with their surrounds by providing internal or external spaces for public access such as parks, cafes, shops and thoroughfares.
- Particular attention must be paid to the impact that a landmark building may have upon adjacent heritage sites or areas of special urban character.
- 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.
- Parking for landmark buildings should be provided in such a way that conflict does not occur between pedestrians and vehicles at street level.

17.5 Building for Change

In accordance with Government Policy on Architecture 2009-2015 (DEHLG, 2009) the Council will encourage the adaptive re-use of existing buildings where such use is compatible with their character and significance. The Council recognises how the reuse of older buildings can contribute to a reduction in the consumption of fossil fuels and carbon dioxide emissions. In town centres, existing buildings can be converted from retail to office and other uses outside of the primary shopping areas. 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 the re-use of such buildings can contribute to their preservation and prevent them falling into disrepair.

New buildings should be flexible to adapt to changing development patterns. For instance houses should be designed to allow for flexibility in changing family needs, accessibility requirements and/or energy efficiency. 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. Commercial and other buildings should be designed to allow for a multiplicity of uses and should be adaptable to allow for changing market demand.

It is an objective of the Council:

Objective DES1

To encourage architectural creativity and innovation in both the urban and rural environment.

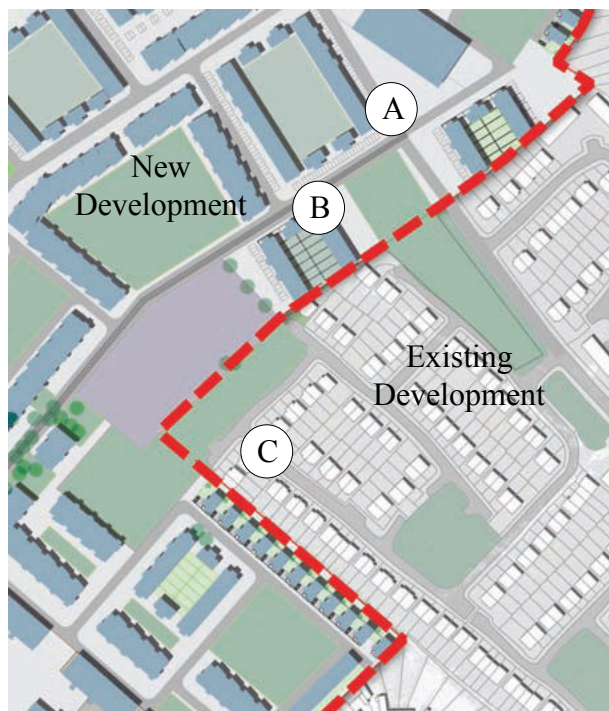
Objective DES2

To promote architectural quality and the creation of good places. The Council will have regard to the guidance as set out in the Urban Design Manual – Best Practice Guide (2009) when assessing large scale developments and in the creation of master plans as part of future Town Plans and Local Area Plans.

17.6 Urban Design Guide

17.6.1 Context

This is the relationship of a development to its surroundings. It should seem to have evolved naturally as part of its surroundings. Developments should show appropriate increases in density to respect the form of buildings and landscapes around the site's edges, and the amenity enjoyed by neighbouring users. A development's place and time should be reflected in its form, architecture and landscaping. It should show a positive contribution to the character and identity of the neighbourhood in which it is situated. Appropriate responses should be noted in the design to reflect the nature of specific boundary conditions.

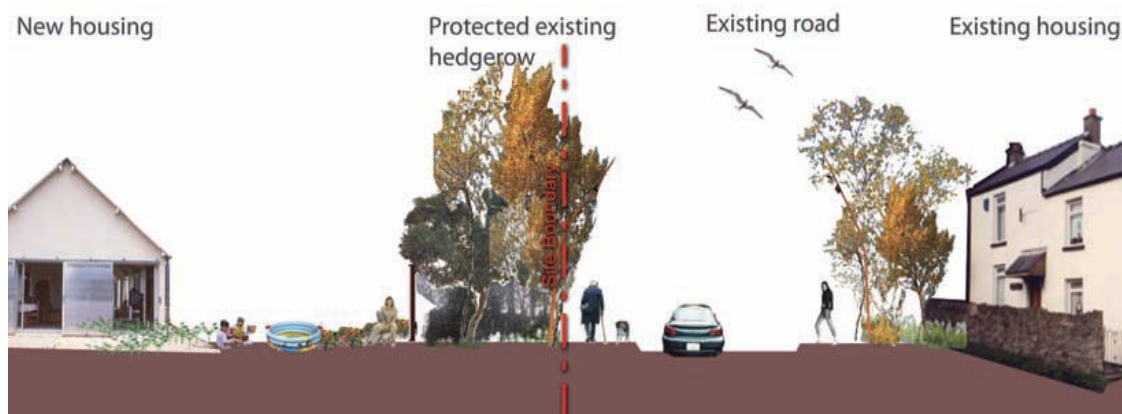


In the scheme to the left, the boundary treatments respond to a range of surrounding conditions.

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 placed, giving privacy and security.



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.

17.2.2 Connections

This relates to how well the new neighbourhood is connected. There should be attractive routes in and out for pedestrians and cyclists. Developments ought to be located in or close to a mixed-use centre. The development's layout must make it easy for a bus to serve the scheme. The layout must link to existing movement routes and the places people will want to get to. Depending on location, appropriate density helps support efficient public transport.



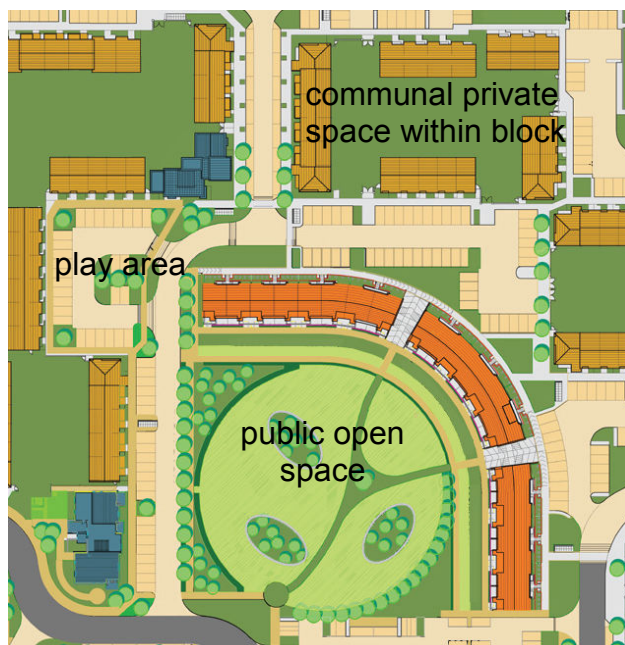
Above: Exploratory Map of Gorey showing possible directions of greenways with the intention of linking the western areas of the town with recognised greenways, where safety and security of users is a prime consideration. The plan is to create separate cycle and pedestrian routes from the roads as an active recreation area. The proposal links the existing park with proposed sports areas and the schools.



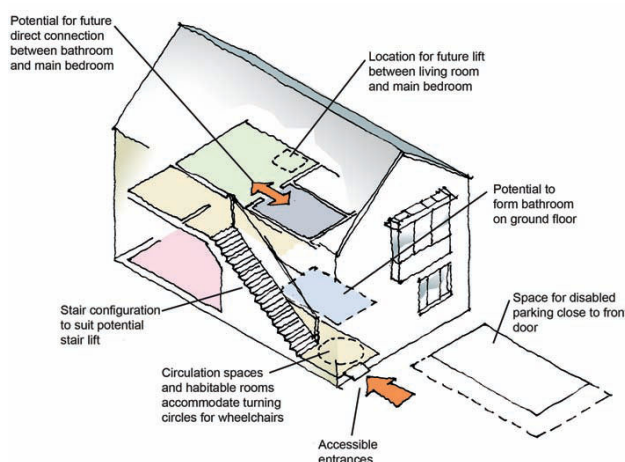
Above: Bunclody Town - This scheme was designed to provide better links from the end of the main street to Market Square and a possible future development site at "A". Links across the main street at "B" improve the existing pedestrian access to the towns water feature. At "C", 9 parking spaces are proposed to be moved to Market Square, with the addition of further parking spaces. In doing this the centre colonnade can be continued to the newly installed pedestrian crossing, further improving the connections of the town.

17.6.3 Inclusivity

It is important to make how people use and access the development as easy as possible. New homes should meet the aspirations of a range of people and households. The goal of the design and layout is to enable easy access by all. Developments should include a range of public, communal and/or private amenity spaces and facilities for children of different ages, parents and the elderly. Areas defined as public open space that have either been taken in charge or privately managed will be clearly defined and must be accessible and open to all. New buildings should present a positive aspect to passers by avoiding unnecessary physical and visual barriers.



The design of this scheme in Gorey integrates accessible sheltered housing with an accessible public space. The plan shows amenity spaces arranged in a hierarchy of public to private spaces. The main green in the centre is fully public, set off a public road; a communal courtyard provides shared private space to apartments while fully private gardens are provided for the houses.



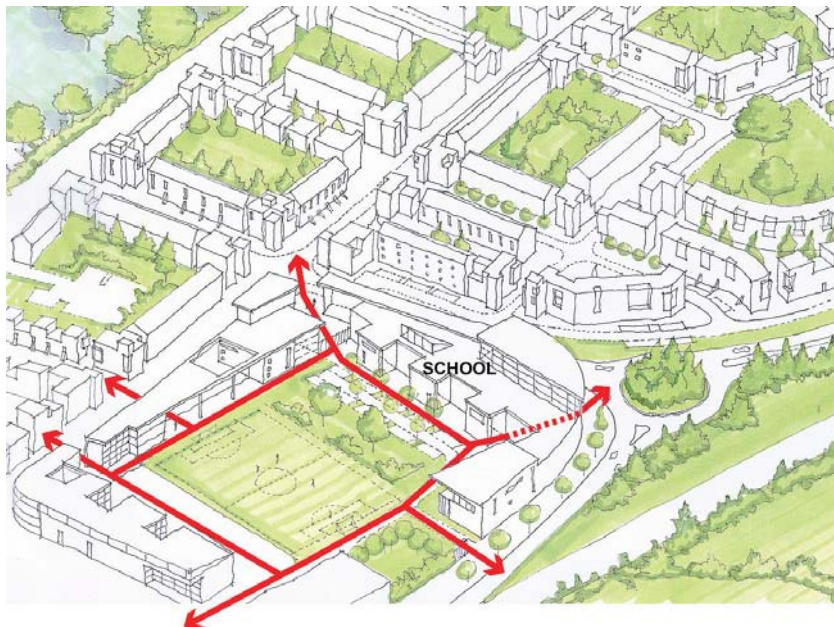
Above: Diagram showing some features of a dwelling designed to allow potential adaptation for disabled needs.



The edge of the scheme above is set out in a way which presents an open frontage. Houses face towards the road, including using special corner units which avoid blank gables. Open spaces allow long view-lines into the site, while the well over-looked spaces help give a sense of neighbourhood identity.

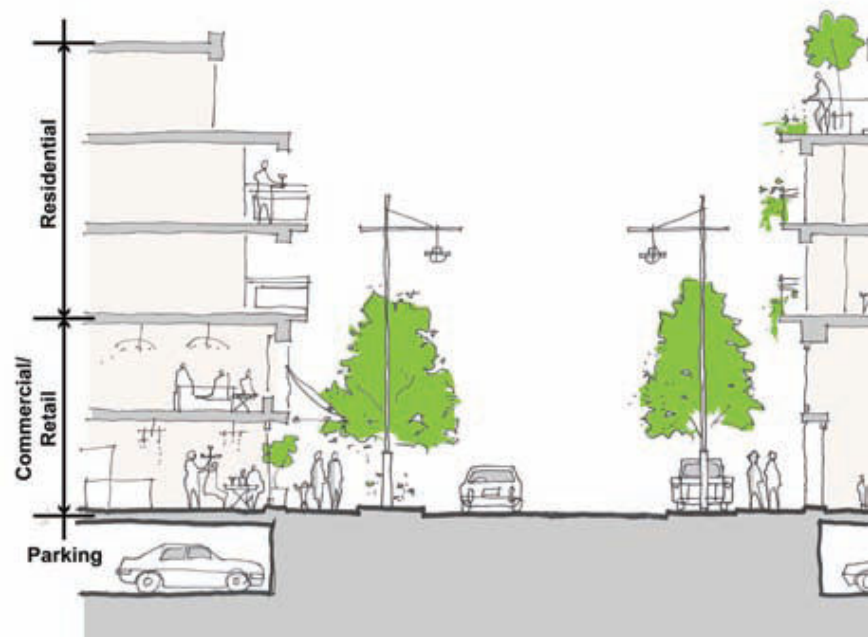
17.6.4 Variety

The development should promote a good mix of activities. Activities generated by the 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 to have them compatible with each other. Housing types and tenure add to the choice available in the area. Opportunities ought to be taken to provide shops, facilities and services that complement those already available in the neighbourhood.



Left : A design sketch for a suburban development shows an early description of how connectivity to the school and park are to be made.

Right: A mixed use proposal which places apartments at second floor above an active street of shops and cafes. A first floor of offices provides a 'buffer' to the noisier restaurant uses. A set back at second floor level gives further privacy. This improves the compatibility of neighbouring uses and activities.



17.6.5 Efficiency

The development should make appropriate use of resources, including the land. The proposal must look at the potential of higher density, taking into account 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 are a necessity.



Left: Sustainable drainage is integrated as an amenity within a public space, creating a local landmark and a focus for recreation.



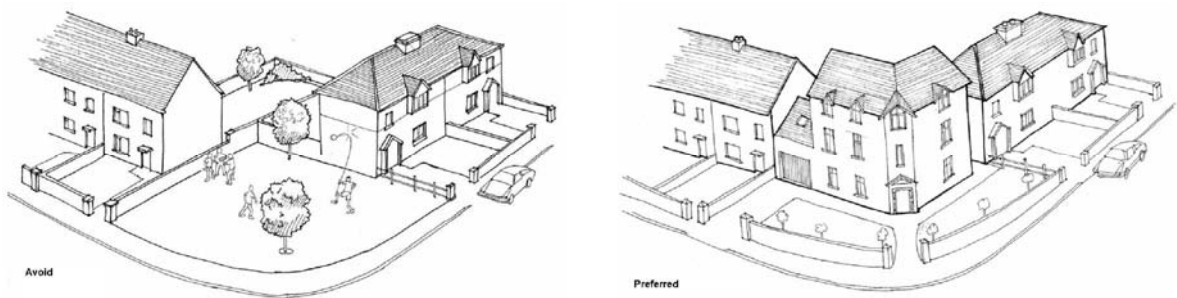
Above: Efficient housing should use its environment to take advantage of “free” energy such as solar gain.



Left: ‘BedZed’ residential scheme, London. The site layout is planned to optimise orientation for solar gain.

17.6.6 Distinctiveness

Proposals can create a sense of place. Places have recognisable features so that people can describe where they live and form an emotional attachment to the place. The scheme should form a positive addition 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 exploit views into and out of the site. To create a sense of place, there should be a discernable focal point to the scheme, or the proposals should reinforce the role of an existing centre.



Above: A typical corner junction of two rows of terraces. Corner sites should equally 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.



Above :“Slí an Uisce” housing estate in Clonroche. This corner house addresses both streets and their property lines. The house is an L-shaped bungalow, different to the two types of houses used here, and has windows which address both streets avoiding blank gables. Further helping to establish identity to the corner is the use of a unique pattern to the finishes of the render on the house.

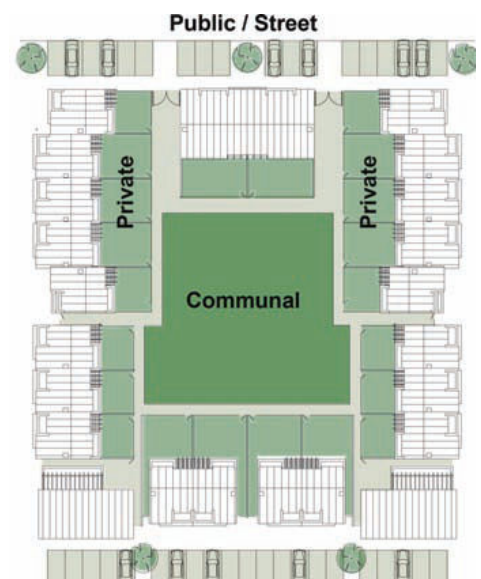
17.7.7 Layout

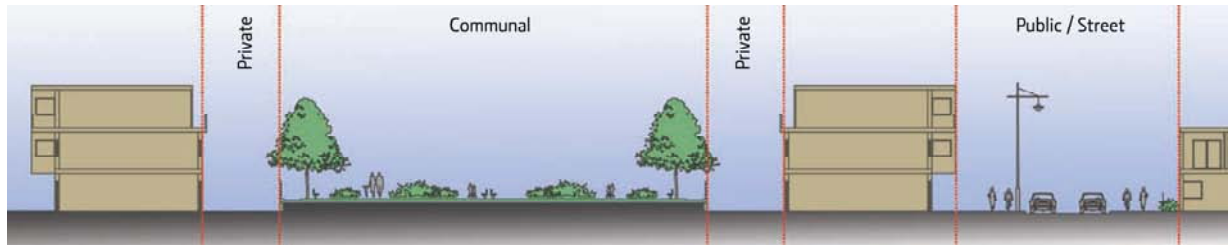
Proposals should create people friendly streets and spaces. One way in which this can be achieved is through aligning routes with desire lines to create a permeable interconnected series of routes that are easy and logical to navigate around. The layout should focus activity on the streets by creating active frontages with front doors directly serving the street. 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. 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 as a result of good layout design.



Rather than relying on speed bumps, this design drawing for a development uses layout to control traffic speeds with an indirect route, parking layouts and making clear thresholds into a 'home zone' street.

The schematic layout on the right 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.





17.6.8 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 owned by the residents and is safe to use. The public realm is 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 are considered as an integral landscaped element in the design of the public realm.



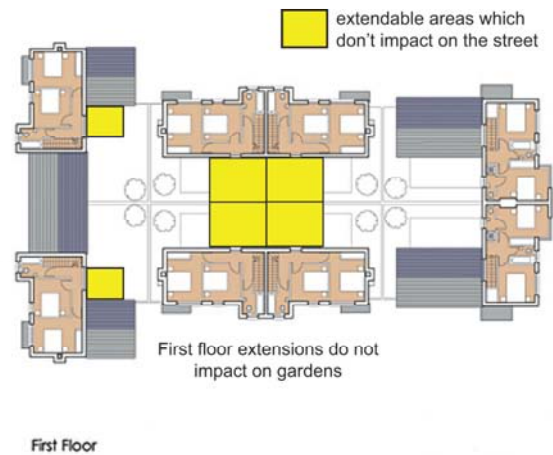
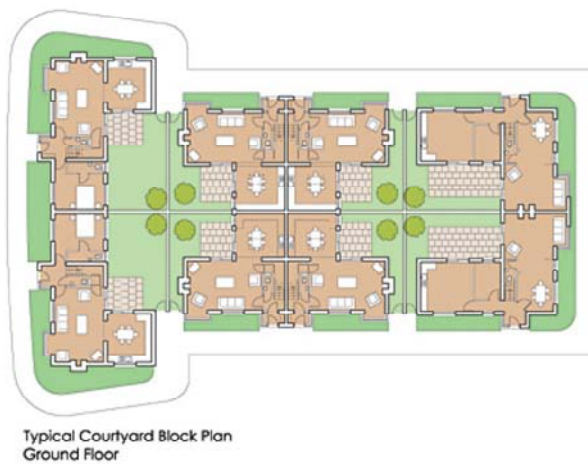
Left: A proposed scheme for the improvement of the Market Square in Gorey Town. There will be improvements to the appearance of the car parking and the market area. The scheme proposes improved connectivity with a pedestrian through way at "A". The scheme also provides for reduced traffic speeds in an area where public space and recreation areas are given priority.

Below: A proposed public realm scheme for The Fairgreen, New Ross. The proposal includes resurfacing works, creation of a central public green space, defined parking and loading bays and improved pedestrian crossing facilities.

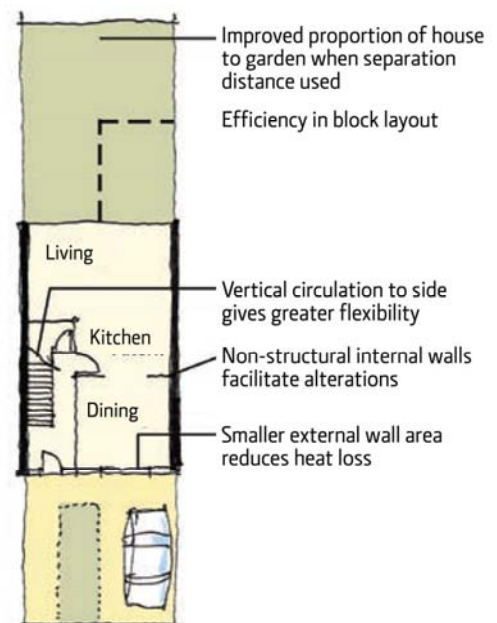
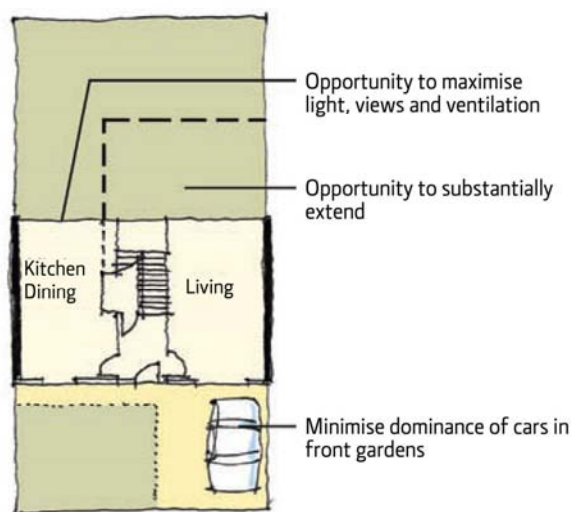


17.6.9 Adaptability

Buildings must be able to cope with change. Designs should exploit good practice lessons, such as the knowledge that certain house types are proven to be ideal for adaptation. The homes are energy-efficient and equipped for challenges anticipated from a changing climate. Adaptable homes can be extended without ruining the character of the types, layout and outdoor space. 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.



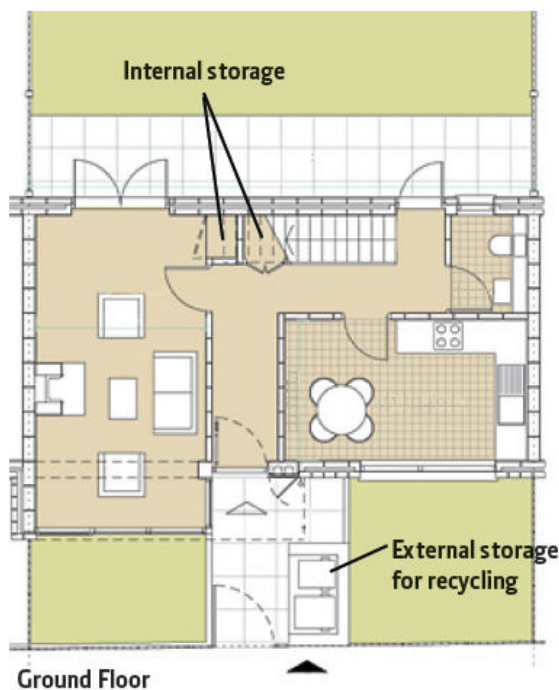
Above: An example in which house extensions can be built over a single storey return without compromising private open space or privacy.



Above: Comparison of wide-fronted, shallow plan (above-left) and narrow-fronted, deep plan (above-right).

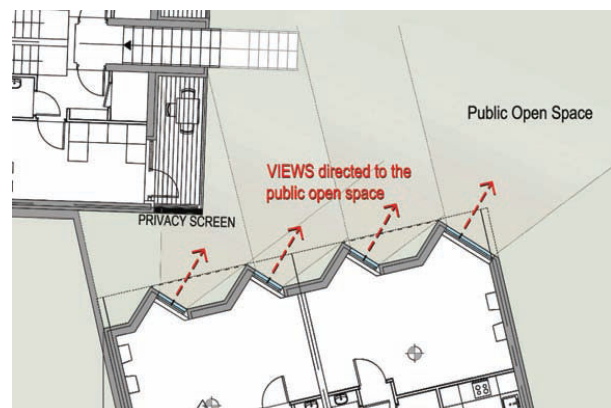
17.6.10 Privacy and Amenity

Schemes should provide a decent standard of amenity. Each home must have access to an area of useable private outdoor space. 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, and adequate privacy should be affordable to ground floor units. These homes are designed to provide adequate storage, including space within the home for the sorting and storage of recyclables.

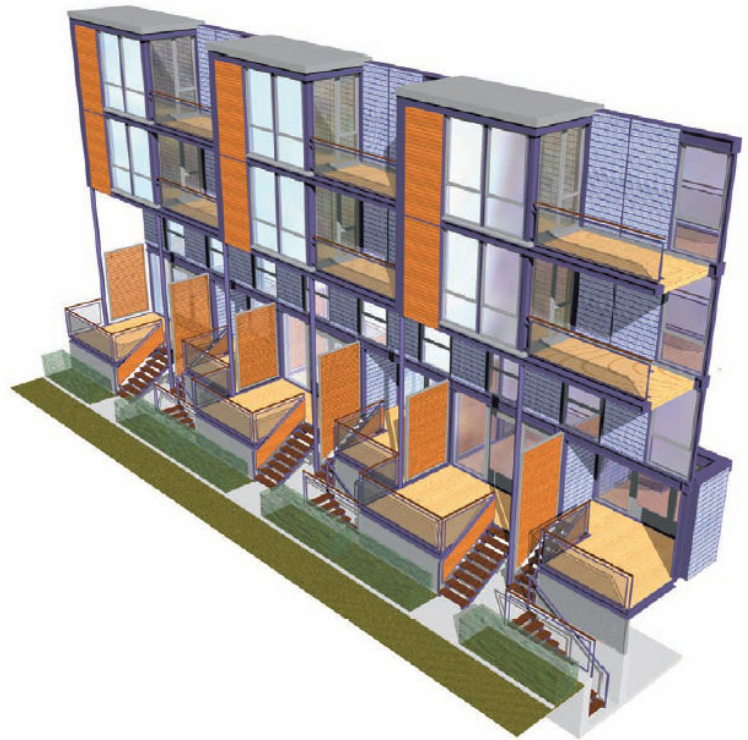


Left: At the ground floor level of the terraced house, recycling storage is integrated into the front garden.

Right: Example of angled windows used to avoid views into adjacent apartments.

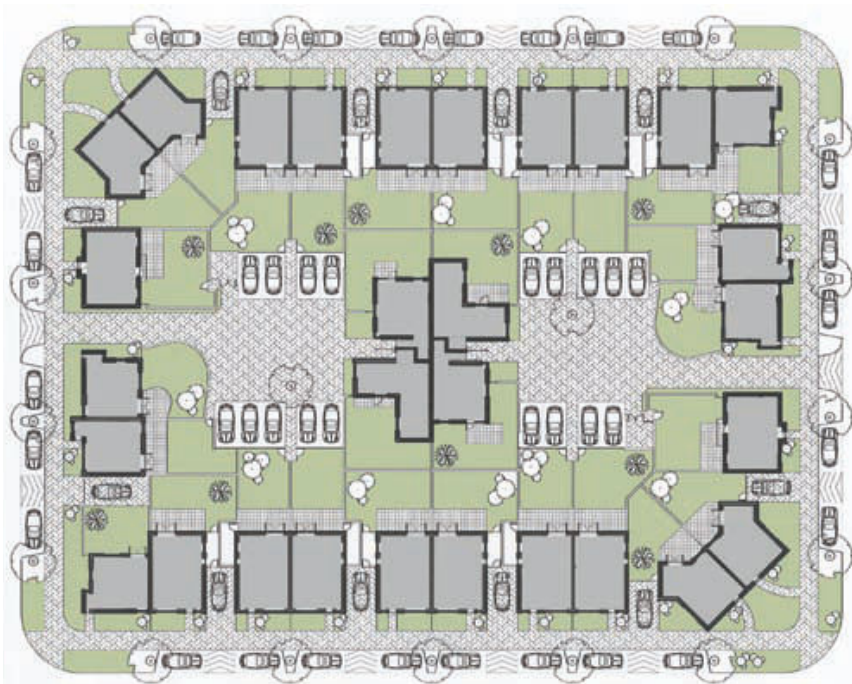


Right: Winter gardens are used on the street elevation of upper level apartments, which can provide a buffer to outside noise.



17.6.11 Parking

Parking should be secure and attractive. Appropriate car parking will be on-street or within easy reach of the home's front door. Parked cars are overlooked by houses, pedestrians and traffic, 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.



Left: A lower-density development providing parking in a combination of on-street spaces and spaces within well overlooked courtyards.

Right: 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.



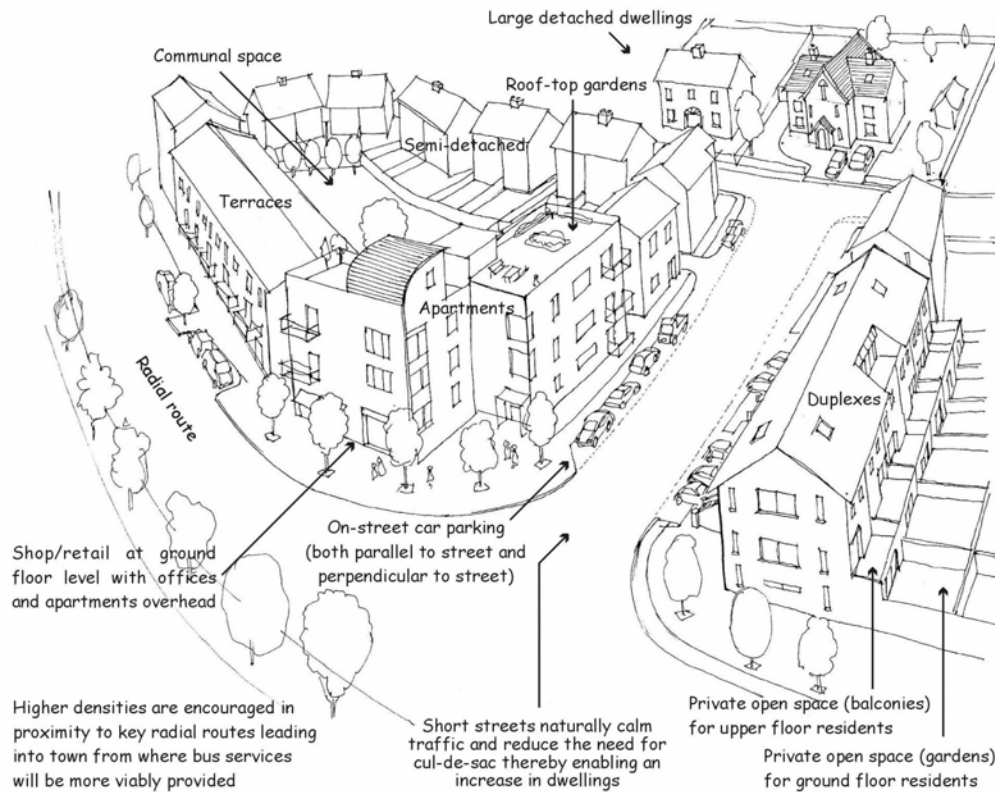
Left: Houses address the street and overlook on-street parking providing security.

17.6.12 Detailed Design

Building and landscape design should be well thought through. Materials and external design must make a positive contribution to the locality, and not take away from existing character. Landscape design should facilitate the use of the public spaces from the outset. The design of the buildings and their public spaces should facilitate easy and regular maintenance. Open car parking areas are considered as an integral element within the public realm design. Care has to be taken over the positioning of flues, vents and bin stores.

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

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



Above: A schematic design for good urban development. It shows how retail, commercial and domestic units can be incorporated around the same area.



Above Left: A Council housing estate in Duncormick, Wexford. Good detail design and the use of higher quality, robust materials can reduce maintenance costs.

Above Right: The Duncormick estate utilises good quality hard landscaping, providing good accessibility on a sloping site. The natural slate roofs and pebble dashed walls make good connection to the local materials.

17.7 Rural Design Guide

17.7.1 Boundary Treatment

One of the greatest visual impacts of the built environment in a rural setting is often created by new entrances to house sites. Making an informed decision on how to create a new entrance can shape a lasting first impression to the overall scheme. Poor execution of this can do the opposite. Great care and thought should be put into retaining what is already there or to improving the boundary in place.

What to aim for and what to avoid

In many cases, inappropriate front boundary treatment can undo good work in design and the location of the house. The same rules apply as for siting and design. It should be appropriate to its rural context but this is frequently not the case.

- When creating an opening try to retain the existing front boundary where possible. Aim to be respectful to the existing landscape and habitats.
- The use of random rubble stone walls, for example, is appropriate as they help encourage nesting/plant-life which stimulates biodiversity.
- If the entrance to the site has to be set back, the area between the new boundary and the road edge should be grassed and not finished with a hard surface.
- To form a natural living boundary, plant a hedgerow at the commencement of works, so it has time to establish itself. As well as being aesthetically pleasing and offering screening and privacy, hedgerows are important wildlife corridors.
- Try to steer away from complex boundaries and set a positive trend by following the previous tips when creating your site entrance.
- Avoid replacing indigenous boundaries with insubstantial fencing, blockwork walls, post and wire fencing.

17.7.2 Sustainability

Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs (Brundtland Commission Report, 1987). The purpose of this section is to inform people of the benefits of sustainable technology and design. This can create a quality built home which is better equipped for the future.

Why Go Sustainable?

- The EU Directive on the Energy Performance of Buildings has introduced mandatory energy rating for houses, and the requirement that Energy labels (Building Energy Rating BER Certificates) are available for each house. You should aim, with your designer and builder, to achieve the highest possible energy rating. It will future proof your home, ensure that it retains its value and will save you money on fuel in the long run.
- Renewable energy resources are clean sources of energy. They can be harnessed without damaging the environment, unlike using fossil fuels which release carbon dioxide (a greenhouse gas) and other harmful pollutants into the atmosphere.
- Renewable energy resources are indigenous resources. Ireland is heavily reliant on imported fossil fuels. We now import approximately 89% of the fuels we need for energy. By tapping into the renewable energy resources with which Ireland is richly endowed, we could reduce this reliance on imports. By increasing our use of renewable resources, we can achieve a more secure and stable energy supply for the long term.¹⁴

¹⁴ SEAI, Understanding Renewable Energy - FAQs

Advantages of Sustainability

- Reduce your energy bills (cost saving) and your carbon footprint
- More energy efficient
- More environmentally friendly
- Setting an example for your neighbours
- Better standard of living

Guidelines for Sustainability

- When locating a house on a site, one of the key factors that need to be addressed is positioning the house to maximise the solar gains.
- A simple way to reduce your energy consumption is to increase the thickness of the insulation in walls, floors and roofs.
- To utilise passive solar design: use larger areas of south facing glazing and reduce the glazing area on the north.
- Use environmentally friendly natural materials. They should be locally sourced and recyclable where possible.
- When construction is taking place be respectful to the surrounding landscape and vegetation to help maintain the biodiversity of the site.
- When designing your home key elements to be considered with regards to sustainability include the type of windows (that is, double glazed and triple glazed) and the type of ventilation used in the dwelling to achieve good indoor air quality (that is, passive ventilation or heat recovery ventilation), construction methods and materials, levels of insulation and heat sources.

17.7.3 Brief

The function of a brief is to set out clearly the ideas and concerns you may have about the dwelling and site. The brief should be useful, realistic and achievable for the available budget. When preparing the brief the following points should be considered:

Adaptability

The house should be designed to accommodate all the needs of the occupants. Needs may change in time so a level of adaptability is required, for example:

- Incorporate a multi-use room downstairs which can be used as a bedroom if the need arises.
- Provision for adequate storage, which is often disregarded at the outset.

Cost

Can the building be finished fully or is it better to reduce the overall size and concentrate on finishes? Include all costs such as kitchens, lighting, furniture and flooring when setting out a brief.

Questions

- Are fees and planning contributions included in the budget?
- Have you provided a contingency sum?
- Have all costs been included such as kitchen, lighting, furniture, floor finishes and planting when deciding a budget? (Build costs do not normally include these)
- What are the heating/ventilation costs?

Access

Consider access to the site early when writing the brief. Be mindful of delivery trucks (construction materials or oil/gas/furniture)

- Is the treatment plant located for easy access/ maintenance?
- Will the trees have to be cut back to allow higher vehicles enter the site? (Cost)
- Have you time to maintain a large garden/ driveway/ building?
- Bearing in mind the other headings in the brief, you may need to achieve higher level of accessibility than are required in the Building Regulations Part M.

17.7.4 Site Appraisal

The purpose of a site appraisal is to identify the unique characteristics of the site which will inform the design. Site appraisal is often undertaken before a designer is engaged. The client should be able to undertake this prior to the ownership of the site being completed. This may save on the expense of a designer.

Where to Start

- Find out where North is: bring a compass.
- At proposed site entrance verify that your sightlines can be achieved.
- Is there much ground works required, for example, rock or wet site.

Environment

- Natural light -utilise solar gains to flood the dwelling with natural light. It is free.
- Locate the prevailing winds and orientate the dwelling to reduce exposure to the wind.
- Nearest overhead services.

Landscape

- Explore shelter opportunities: create sun traps, locate sheds to define spaces and create shelters, use the shadow from big trees to your advantage but make sure the trees are safe.
- Pay attention to existing landscapes/ tree/ ditches/ hedges.
- Soil types will determine the footing design.
- Utilise levels and slope to your advantage for example, harvesting rainwater.
- Expose views to natural or built features in the environment.

17.7.5 Sketch Design

This section explores the terms, scale and form and provides advice on how to achieve them in an appropriate design. Make sure the size of the house is in keeping with its surroundings and generally is an amalgamation of simple

forms. Bolder more modern forms, if executed well, can also pay great respect to the landscape.

Scale and Form

- Designers and clients need to be aware of the appropriate 'scale' of their building. The larger the dwelling the greater the impact it has on the surrounding area.
- Scale can be an issue when a large scale house is situated next to an existing small dwelling. This may result in overlooking and invasion of privacy. Be conscious of any impact your house will have on your neighbours.
- Aim to get the form right and avoid one bulky structure. Break down into simpler forms and smaller elements.
- Steer clear from deep/wide plans. Narrow planned houses generally make better use of sunlight and daylight.
- Look at how traditional farmyards created sheltered courtyards.
- Bolder more modern forms, if executed well, can also pay great respect to the landscape.

Design

The fundamental message for design is that the house must be suitable to its rural area.

- The first step to getting the design right is using the guidelines in the Site Appraisal (Section 17.7.4) to choose the right site and location within the site to utilise the sites unique characteristics.
- The design must also achieve the appropriate scale and form for its rural setting.
- Avoid urban and suburban design; they can be complex and repetitive designs.
- By using the more traditional forms you can create a modern, contemporary design with the aid of a skilled designer.
- Use locally sourced materials where possible.

- Appropriate design in a rural context can be either traditional or a modern interpretation of the same or a more bold modern or contemporary design if properly executed.
- Avoid creating a design using an array of different styles, “Less is more”.

Linking to the Landscape

- Leave existing hedgerows and ditches intact as much as possible.
- Use contours of original site to soften the setting of the house and integrate it into the surrounding landscape.
- To greatly enhance the house’s connection to the landscape allow the garden to run up and meet the house in places.

Materials, Finishes and Colours

When exploring materials and finishes, avoid over elaborative materials and use materials to complement each other.

- External materials work best when kept simple. Use a small number of high quality finishes.
- Consider the option of using a flush eaves detail. This can give a crisp modern look to your house.
- Use simple round black rainwater good, copper, aluminium or cast iron where appropriate. Avoid uPVC rainwater goods. The layout of the downpipes and what they will do to the aesthetics of the elevations needs to be considered.
- Avoid the use of uPVC windows; instead use good quality sustainable timber. When properly cared for, it can last up to twice as long as uPVC.
- The use of lighter colour windows create a more contemporary feel.
- Use deep cills to give greater definition to the windows.
- The main walls of the house generally should have light soft colours.
- They should provide a harmonious contrast between the roof, doors and windows. Avoid unnatural colours.

Biodiversity in the Garden

Wildlife gardening or gardening for conservation and biodiversity can be achieved using simple alternative gardening practices.

- Avoid the use of single species hedging such as leylandii.
- Plant native trees in groups of two or three, rather than ornamental non-natives.
- The use of black plastic or manual weeding should be favoured instead of using weedkiller.
- Set aside an area in your garden for wildflowers to attract new species, especially butterflies.
- Putting out food for the birds on a bird table or installing bat-boxes on existing trees can help increase wildlife in your garden.
- Keeping a small pile of logs or twigs in one corner of the garden can provide a suitable site for hibernating animals like hedgehogs, insects and amphibians.
- Try to incorporate vegetation of different heights to maximise the habitat ranges available in your garden.

Chapter 18 Development Management Standards

18.1 Introduction

The Plan sets out the objectives which will guide the physical development of the County 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.

18.2 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 preplanning process or in legal proceedings.

Pre-planning applications shall be accompanied by the following information:

- The name, address and contact details of the applicant.
- The applicant's interest in the land. Where the applicant is not the owner of the site, the applicant will be required to submit a letter of consent from the landowner consenting to the subject land being subject of pre-planning discussions.

- Two maps scale 1: 10,560 and 1: 2500 identifying in red the location of the subject site, and where relevant other lands in the ownership of the applicant.
- Details of the nature of the proposed development.
- Details of any planning or planning enforcement history relating to the site.

18.3 Development Contributions and Bonds

In accordance with the provisions of Section 48 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 is 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 of the security will be determined by the Council. The security will be held by the Council until all works are satisfactorily completed to the exacting standards of the Council, or until the development is taken in charge by the Council.

18.4 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 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.

18.5 Environmental Impact Assessment

The Council will require an Environmental Impact Assessment (EIA) to be carried out 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 applicant may request the relevant Council to give a written opinion on the information to be contained in the EIS.

18.6 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 preparing Town Development Plans and Local Area Plans and when assessing planning applications. 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 will require site specific and appropriately detailed Flood Risk Assessments.
- 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).

- 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.

18.7 Sustainable Drainage Scheme (SuDS)

The Council will require the use of SuDS in the design of new developments in the County. 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.

18.8 Accessibility

The Council will require that the design of buildings and the layout of developments incorporate measures to ensure accessibility. 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 (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 (DEHLG, 2008)

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).

18.9 Community Facilities

The Council recognises the importance of providing a diverse range of community facilities to ensure the development of sustainable local communities.

18.9.1 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 applications for significant residential development shall be accompanied by an assessment of existing schools capacity. 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.

18.9.2 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 but will not cause unreasonable nuisance problems for residents. Such facilities should be inclusive and accessible to all children.

18.9.3 Childcare Facilities

The Council will promote the provision of childcare facilities within new or existing places of work, residential areas, educational establishments, town centres 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, 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.

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
- Intended hours of operation

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

18.9.4 Nursing Homes and Residential Care Homes

Nursing homes and residential care homes should be integrated wherever possible into the residential areas of towns and villages. In considering 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, 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, shops will be required.

18.9.5 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 favourably considered in existing built up areas and neighbourhood centres 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 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.

18.9.6 Other Community Facilities

Planning applications for community facilities such as sports grounds, playing fields and community halls/centres will be considered based on:

- The 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.

18.9.7 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. 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.

- Proposed hours of use.

18.10 Residential Development in Towns and Villages

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. The Council will have regard to the following in the provision of advice on and assessment of residential development proposals:

- 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)

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 communities. The Council will require that proposals for residential development address the following:

18.10.1 The Setting

- Development designs should be informed by, but not necessarily replicate, the context in which it is set. Contemporary designs and finishes will be facilitated when not unduly incongruous with their context.
- Developments should be designed to take the best possible advantage of existing views from the site towards natural and/or built landmarks.
- Developments should be designed to create an attractive and distinctive built form. Large residential developments shall 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.

- All aspects of the development, including public open space, boundary treatments and landscaping, should be of high quality, and should contribute positively to the street scene and the character and identity of the neighbourhood.
- Developments should be designed to avoid significant adverse impacts on the amenities of existing neighbouring properties, uses and the wider amenities of the area.
- Development should be designed to 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.

18.10.2 Access and Transport

- Developments should be located and designed to facilitate ease of access to existing and proposed facilities such as shops, schools and health facilities particularly by pedestrians, cyclists and by public transport. Attractive, safe and direct connections should be proposed.
- Each residential street should be designed to have regard to its full range of functions and not just its movement capacity.
- Developments should be designed to facilitate safe and convenient car parking, without compromising the overall design quality or creating public safety hazards from undue speeding and/or inconsiderate parking.
- Development should be designed with 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.

- Gated residential developments will not be permitted. Appropriately designed security measures to parking courts may be permitted.
- The provision of new or enhanced footpaths with street lighting which link the site with nearby facilities will be sought, particularly in the villages and smaller settlements where existing pedestrian linkages are often sub-standard. Financial contributions may be accepted in this regard.

18.10.3 Density

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/with the Council
- Government guidance

18.10.4 Public Open Space

Public open space within residential developments serves a variety of functions including:

- Providing space for residents to interact, exercise, play and relax
- Contributing to the visual attractiveness of a development, allowing vistas to be retained to built and/or natural landmarks
- Providing habitats flora and fauna
- Contributing to a sense of identity and community spirit

- Assisting with Sustainable Drainage solutions

Public open space shall be clearly defined and be of high quality design and finish which is easily maintained, easy to access from all parts of the development, easy to use including by people with disabilities, has good lighting and natural surveillance and is enjoyable to use, walk and cycle around all year round.

All applications for residential development shall 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 generally be provided at a rate of around 1 hectare per 150 dwellings or 10% of the site area (whichever is the greater) but 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. In the Smaller Villages and settlements, the Council will work with developers and community groups to facilitate the provision of open space facilities for use by all residents of the village. Financial contributions for community use may be accepted where open space provision below the normal requirement is considered.

18.10.5 Landscaping

A detailed plan for hard and soft landscaping should be submitted for each development. It should propose planting in public and private areas.

Landscaping should contribute to the overall attractiveness of the development, be easily maintained and incorporate native species to encourage flora and fauna. 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 open space networks to encourage biodiversity (stepping stones in an ecological network).

18.10.6 Local Facilities

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

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

18.10.7 Design of Dwelling Houses

The Council will require all new dwellings 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. 35.

Table No. 35 Minimum Internal Space in a Dwelling

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.

18.10.8 Private Open Space

The Council will require 1 and 2 bed dwelling to have a minimum provision of 60m² useable private open space and 3, 4 and 5 bed dwellings to have a minimum provision of 75m² of useable private open space.

Private open space shall be designed to maximise sunlight, privacy and shelter from winds and shall 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.

The Council will only consider exceptions to the 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.

18.10.9 Boundary Treatments

The following criteria should be taken into consideration in relation to private open space:

- The boundaries of rear gardens shall be 1.8m-2m in height and shall 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 concrete 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.

18.10.10 Comfort, Privacy and Security

Homes 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 private amenity space. Good quality noise insulation should be provided. Durable boundary treatments should be proposed which do not adversely affect visual amenities or public safety. Where the overall design concept proposes home frontages close to a public footpath, front garden spaces of a minimum 1m wide should be provided.

18.10.11 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 considered relative to the units which are accessible.

18.10.12 Energy Efficiency

Homes should be designed to be as energy efficient as possible, using up to date technologies. Passive solar design will be encouraged. Applications for planning permissions should include details of external renewable energy

equipment, for example, solar panels on south facing roof slopes, to enable subsequent installation of equipment without the need for further planning permissions.

18.10.13 Refuse / Recycling / Fuel

The Council will require that all developments include convenient and well-designed proposals for the storage of waste and recycling receptacles (3 receptacles per home) and safe fuel storage. Secure pedestrian access shall be provided to the rear of terraced homes.

18.10.14 Access

The site of each home 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 on home frontages. 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 terraced houses

18.10.15 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.

18.10.16 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.

18.11 Apartments

Apartment developments contribute to meeting the range of accommodation needs in County, can facilitate town and village centre (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, particularly in the towns and larger village centres, which:

- Are of a high quality design and make a positive contribution to the street scene without being unduly incongruous.
- 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 designated sites of nature conservation. Development designs shall have regard to the findings and recommendations of archaeological investigations;
- Can be provided with adequate car parking and amenity space provision.

The Council will generally require that apartment developments meet the standards set out in Table No. 36.

Table No. 36 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.

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

18.12 Rural Housing

18.12.1 One-off Rural Housing

A range of criteria will be used to assess if a site is acceptable in principle for a dwelling house. These criteria should be considered before moving on to detailed house and site design and include:

- The applicant(s) should satisfy the Rural Housing criteria set out in the Sustainable Rural Housing Strategy in respect of the location of the site (Chapter 4).
- The site should be capable of accommodating a private wastewater system where required which meets current regulations and there should be a satisfactory and safe supply of drinking water to the site.
- The site should be capable of being safely accessed in perpetuity with the necessary sightlines being achievable without excessive loss of landscaping. If access is proposed from a private lane, the necessary legal consents should be in place and the lane should be in satisfactory condition to accommodate the development.

- The development would not result in or extend an existing pattern of one-off linear development. If the development would result in five or more houses in a row over 250m of road frontage, the Council will consider whether it would be appropriate to further extend this pattern of development. The type of rural area, the circumstances of the applicant and the extent to which the development would infill an existing pattern will be taken into account in the Council's considerations.
- Development of the site should not have adverse impacts on Protected Structures, designated sites of nature conservation value (cSACs, pNHAs and SPAs) and/or sites of archaeological interest.
- The site should be capable of accommodating a dwelling which has regard to and avoids potential adverse impacts on existing properties adjoining the site.
- The site should not be vulnerable to flood risk.
- The site should be capable of accommodating a dwelling house which blends into, and is not visually intrusive in the landscape.
- The site should be capable of accommodating proposals to manage surface water drainage without significant discharges affecting the public road drainage.

18.12.2 Siting and Design of One-off Rural Dwellings

The Council will have regard to the following considerations in its assessment of the suitability of the siting, scale, finish of the dwelling, landscaping of the site and drainage.

Siting

The siting of a dwelling house should:

- Blend into the landscape and not be visually prominent, having regard to the scale of the proposed dwelling
- Meet minimum separation distances from wastewater treatment and surface water drainage systems

- Reflect the position of adjoining developments (developments which are positioned significantly in front of or behind a general building line are likely to be more visually prominent)
- Avoid adverse impacts on neighbouring properties from overlooking and undue overshadowing and visual impacts
- Avoid adverse impacts on historic sites, nature conservation and archaeology
- Minimise adverse impacts on existing site specific landscaping, for example, trees and hedges with medium and long term landscaping/screening value.

The setback from the front boundary will be assessed on a case by case basis.

Size

The dwelling should be of a size which:

- Would blend into the landscape and is not unduly visually prominent, also having regard to the siting of the proposed dwelling
- Avoids adverse impacts on neighbouring properties from undue overshadowing and visual impacts (development in backland type positions close to adjoining dwellings should generally be single-storey in form)
- Complies with the site size/floor area ratios set out in Table No. 37.

Table No. 37 Site size/ dwelling floor area ratios

Dwelling Floor Area	Site Size Hectares
<200m ²	0.2
200-300m ²	0.3
>300m ²	0.4

External materials

The external materials used should enable the development to blend into the landscape. Log-cabin type finishes design may be considered on sites with extensive mature landscaping and that landscaping will be required to be retained.

Landscaping

Roadside hedgerows, stone piers, stone walls and other traditional materials in rural areas should be retained. Where it is necessary and acceptable to remove the hedgerow to provide adequate sightlines, the new boundary should be comprised of an earthen/sod/stone/stone embankment/wall planted with native trees and hedgerow species.

Existing mature landscaping, particularly trees and hedges, should be retained where possible. The development should be designed to minimise the need for removal of hedges and trees.

The development should not result in a net loss of landscaping, particularly hedges and trees. Detailed proposals for new landscaping may be required on sites where some existing landscaping has to be removed and/or where additional landscaping would assist a dwelling to blend in to the landscape.

Where some hedges and trees are to be lost, replacements including a mixture of native species should be proposed to imitate what was lost and to ensure that there will be no net loss of habitats. When planting new hedgerows this shall occur at the commencement of building works and should link to existing hedgerows to aid ecological networks.

Drainage

Detailed proposals for Sustainable Drainage Systems (SuDS) should be submitted which demonstrate that the development would not result in surface water discharges affecting neighbouring lands without agreement and/or the public road.

18.12.3 Single Dwelling Houses on Backland Sites in Rural Areas

The Council recognises that lands to the rear of an existing dwelling house may afford people the opportunity to build their own dwelling house, in close proximity to their family. The Council will consider this type development where the following is demonstrated:

- There is no loss of privacy for adjoining properties.
- The access arrangements, including the vehicular entrance and traffic movements associated with the dwelling house, would not detract from the residential amenities of adjoining properties or give rise to a traffic hazard.
- The development complies with all other planning and environmental criteria and the relevant development management standards in Chapter 18.

18.13 Other Residential Developments

18.13.1 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. Extensions to a dwelling house shall not be used, sold, let or otherwise transferred or conveyed separately to the main dwelling unless this was expressly authorised in the planning permission.

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 would not be unduly incongruous with 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.

- 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.

The Council will consider exemptions to the above in the case of adaptations required to provide accommodation for people with disabilities. This will be assessed on a case-by-case basis.

18.13.2 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 garage/store shall have a maximum floor area of 80m² and a maximum height of 5m.
- The design and external finishes of the domestic garage/store shall be in keeping with that of the dwelling house.
- The garage/store shall only be used for purposes ancillary to the enjoyment of the dwelling house.

The Council may consider exceptions to these criteria having regard to the need for the development and the characteristics of the site.

18.13.3 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. 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.

18.14 Infill and Backland Sites in Towns and Villages

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.
- 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 through a significant loss of private amenity space, 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.
- 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.

18.15 Economic Development

18.15.1 Proposals for Industrial and Enterprise Developments

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 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 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
- Details of advertising signage shall be submitted. These details shall include the proposed size, scale, design, material and colour of the proposed signage.

18.15.2 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.
- In the case of proposals in the countryside, there are satisfactory measures to assist integration into the landscape.

18.15.3 Home Based Economic Activities

The Council will facilitate individual small scale start up enterprises which include a change of use and/or new development to grow from residential dwellings which would not unduly impact on residential amenities. In assessing 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
- 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 will be restricted to use by the applicant. The change of use should not exceed 25% of the total floor area of the dwelling. Permission will not normally be granted for such changes of uses in apartments.

18.16 Extractive Industries

The objectives relating to Extractive Industry are contained in Chapter 6. Proposals for extractive activities, including processing, will be required to meet a range of criteria including:

- The activity should not result in potential significant adverse impacts on designated sites of natural and/or built heritage, whether or not a significant resource exists at such locations.
- The activity can be satisfactorily accessed without causing public safety hazards, from a local roads network which can cater for the type and volume of traffic likely to be generated.
- The potential impacts of the activity on environmental, agricultural, tourist, recreational, landscape and residential amenities can be prevented and /or mitigated to an acceptable degree through careful siting and design and on-going considerate management and compliance with planning conditions.
- Satisfactory proposals are proposed for the on-going and long term restoration of the site, which has a particular emphasis on protecting and facilitating bio-diversity.

18.17 Retail

18.7.1 Retail Developments

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 development¹⁵;

- Greater than 1000m² of net floor space for both convenience and comparison type developments in the four main towns
- Greater than 500m² of net retail floor space for both convenience and comparison type developments in District Towns and other settlements
- Where the Planning Authority considers the development may impact on the vitality and viability of a town centre.

The Council retains the right to waive the requirement of the Retail Impact Assessment (RIA) on a case to case basis. The RIA shall include, at minimum, the criteria set out in the Retail Planning Guidelines (DECLG, 2012).

18.17.2 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 ramped or level access to facilitate access for all.

The Council will seek to retain the remaining traditional shop fronts of townscape importance. It should be noted that the replacement of an existing

¹⁵ Wexford Town, Enniscorthy and New Ross have their own development plans and the retail objectives will form part of their respective development plans.

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 towns and villages.

18.18 Hot Food Takeaways

The development of hot food take-aways will be strictly controlled and a proliferation of this use will not be encouraged. This type of development will generally only be considered in town, village and neighbourhood centres and where the development would not result in the loss of retail frontage.

Proposals for this type of development will not be permitted where:

- It is likely to prove detrimental to amenities of nearby residential properties, the visual amenity of the area, and/or give rise to traffic or car parking hazards
- It has not been demonstrated that the use would not result in noise and odour problems for the occupiers of nearby properties
- There is an existing residential unit above
- The change of the use from retail would seriously affect the retail vitality and viability due to the existing concentration of take aways in the area.
- It is within a 200m radius of educational establishments.

The Council may impose restrictions on the opening hours of hot food take aways where this use is permitted.

18.19 Amusement Arcades

Proposals for amusement centres will not be permitted in residential areas and a proliferation of amusement arcade 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.

18.20 Public Houses and Nightclubs

In order to maintain an appropriate mix of uses and protect night-time amenities the Council will prevent an excessive concentration of public houses and nightclubs in towns and village. The following issues shall be taken into account in the assessment of applications for such uses:

- Potential effects of the development on the amenity of nearby residents;
- Noise at the boundaries will be carefully monitored and noise insulation measures will be required at the time of the submission of the planning application; an important consideration for the Council is the number and frequency of events in such facilities;
- Proper litter control measures are 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.

18.21 Tourism

The Council recognises the role of tourism in the economic development of the County. However, it is also aware of the need to control the type and scale of such developments in rural areas to ensure that the character and quality of the County's tourism product is not eroded.

18.21.1 Tourist Attractions

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

- The development consists of well researched, justified and imaginative integrated project.
- The development does not contravene the landscape and coastal zone management objectives in the Plan.
- The development relates sympathetically to the scale and level of activity in the locality.

- The development will not result in detrimental impact on road safety or the free flow of traffic and will not require improvements which would detract from the character of rural roads.
- The development will not have an adverse impacts on sites of nature conservation value or archaeological importance or structures of architectural or historic interest.
- Any accommodation is of good design standard and sympathetic to the landscape in terms of its siting and materials.

18.21.2 Holiday Homes

Where the principle of a holiday home scheme has been accepted at a particular location the layout and design of the development should have regard to the following standards:

- The design of holiday homes should be of a high standard, incorporating imaginative layouts, well laid out communal open spaces, significant and appropriate landscaping, sufficient private open space and parking facilities for both occupants and visitors.
- The design of units should be high quality and respect the character of the area in which they are located. Favourable consideration will generally not be given to detached suburban type developments - courtyard type developments will be particularly encouraged.
- Sites features such as hedgerows and trees shall be maintained wherever possible.
- The scheme should be retained in single ownership.

18.21.3 Caravan and Camping Developments

Where the principle of static/touring caravan development has been accepted at a particular location, the layout and design of the development should have regard to the following standards:

- The design and layout must be of a high standard with an emphasis on innovation to provide an integrated design concept linking pitches to well located communal areas, on site facilities and amenities.

- Sites should normally be accessible to existing local services and public utilities, but should not adversely affect them.
- The overall level of development in any one area should not detract from the privacy and amenity presently enjoyed by local residents. No such sites should be located immediately adjacent to existing residential properties and sites should be developed so that residential properties are not overlooked.
- High quality and extensive landscaping and trees planting will be required around all boundaries and throughout the site. A comprehensive landscaping scheme must form an integral part of the site development. New planting should be designed to reinforce existing landscape features including hedgerows, woodlands, trees and shrubs. Landscaping proposals should provide for generous planting in groups and zones using indigenous species. The landscaping scheme should be prepared by an appropriately qualified professional.
- Development should connect to existing water and wastewater treatment facilities where this is available and without placing unsustainable demands on these services.
- Where proposed the provision of private wastewater treatment facilities and private water supply must comply with all the relevant planning and environmental criteria of the Council.
- Development should be provided with adequate roads and parking areas with a least one parking space per pitch and an appropriate number of additional spaces for visitors. Reception/entrance areas should be provided with adequate parking and turning facilities.
- Public lighting should be on low level posts and of low intensity.
- Compliance with the Regulations for Caravan and Camping Parks (Bord Fáilte 2009).

18.21.4 Replacement Chalets

Chalets for use as holiday home accommodation have developed over time on an ad-hoc basis mainly in areas within the coastal zone. There has been increasing pressure in recent years to replace these chalet structures. The

Council recognises that most of these structures are in coastal areas where issues of coastal flooding and coastal erosion must be considered. The Council is also aware that many of these structures are served by inadequate infrastructure, including wastewater and roads.

The Council will consider the replacement of existing chalet structures where:

- It is demonstrated that chalet which it is proposed to replace has been on the subject site previous to 1 October 1964 when the Local Government (Planning and Development) Act, 1963 came into effect or has the benefit of planning permission and is in accordance with the planning conditions pertaining to same.
- It is proposed to replace the chalet with a replacement structure which is equal to or no more than 20% the floor area of the existing chalet to ensure that the scale and form of this type of development is consistent.

The Council will also have regard to flood risk, coastal erosion, environmental and access standards when considering these planning applications.

18.22 Advertising Signs and Structures

The Council recognises the role which advertising plays in commercial developments. However, it is also recognised that the haphazard siting and a proliferation of hoardings, signs and finger post signs in rural areas has the potential to detract from visual and scenic amenities and through confusion may give rise to a traffic hazard. In towns and villages 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) shall be the subject of a formal planning application.

In towns and villages the following will apply:

- Signs attached to buildings will be preferable to those on freestanding hoardings
- 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 be such as to prevent it leading to obstructions to the visually impaired or interfering 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 shall not exceed 10% of the surface area of the building
- 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 will be considered where they screen development sites or vacant plots.

No advertising hoardings (billboards) will be permitted in the open countryside.

18.23 Agricultural Buildings

The Council will encourage and facilitate agricultural development subject to the following criteria:

- The impact on the character and amenity of the immediate and surrounding area.
- There are no suitable redundant buildings on the farm holding to accommodate the development.
- The proposal will not impact negatively on the traffic and environment of the area.

The Council recognises the need for agricultural buildings and acknowledges that there is often a requirement for these structures to be significant in scale. Notwithstanding this, these buildings will be required to be sympathetic to their surroundings in terms of scale, materials and finishes. The building should be sited as unobtrusively as possible and the finishes and colours used must ensure the building will blend into its surrounding and landscape. The use of appropriate roof colours of dark green and grey will be required. Where cladding is proposed it shall be dark in colour also.

18.24 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.

The Council will require the developer to submit a report prepared by a suitably qualified archaeologist on the archaeological implications of a proposed development involving works which could impact on archaeological remains.

In appropriate circumstances, the Council, when granting permission for development, may impose conditions requiring the following:

- Professional archaeological supervision of site excavations
- The funding by the applicant of archaeological assessment, monitoring, testing or excavation of the site and submission of a report thereon, prior to the commencement of development
- The preservation of all or part of any archaeological remains on site.

18.25 Architectural Heritage

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.

18.26 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 is 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, and
- A statement of compliance with the International Radiation Protection Association (IRPA) Guidelines or the equivalent European prestandard 50166-2 which has been conditioned by the licensing arrangements with the Department of Communications, Energy and Natural Resources and to furnish evidence that an installation of the type applied for complies with the above Guidelines.

18.27 Naming of Developments

The names of residential, commercial and community developments including roads shall reflect local place names, particularly townlands, or local names which reflect the landscape, its features, culture or history of the area in which the development is located; also considered will be the names of historical persons associated with the area. The use of Irish names will be encouraged 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 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.

18.28 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 1,250sq.m.
- 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.

18.29 Transport

The Council will require that all developments are designed to encourage and facilitate convenient and safe access for all including for young, old and mobility impaired people, walkers, cyclists and those using public transport, having due regard to the latest relevant Government advice documents.

18.29.1 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

The Council will require that a Road Safety Audit (RSA) is submitted for development proposals which give rise to potentially significant new traffic levels where those developments require a new access/egress, or significant changes to an existing access/egress, to a national road.

The Council will require that a Traffic and Transportation Assessment including a Mobility Management Plan is submitted for proposed developments which give rise to potentially significant new traffic levels. Developments will have regard to the policies of the National Roads Authority.

18.29.2 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.

18.29.3 Sightlines

The following are the indicative sightline requirements for proposed access/egress to a public road outside of a 50kph or 60kph speed limit:

- | | |
|---------------------------|------|
| • National Roads | 230m |
| • Regional Roads Class 1* | 220m |
| • Regional Roads Class 2 | 135m |
| • Local/County Roads | 65m |

Sightlines within a 50kph or 60kph 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 and the need to ensure that there is adequate visibility of pedestrians and cyclists using the road/pavement at the access/egress point. This may require limits on the height of walls/fences and/or landscaping where the boundary treatment directly adjoins a footpath and/or land at the current road edge being kept 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.

Measuring Sightlines

- Sightlines shall be measured from a point 3m back from the edge of the public road (2m in the case of a proposed access/egress to be used for single dwelling house), at the centre point of the proposed access/egress to points on the nearside of the public road in both directions.
- It shall be demonstrated that the required sightlines can be formed prior to first use of the access/egress and retained thereafter in perpetuity. All land required for the achievement of sightlines shall be included within the site edged red, with letters of consent to this from the relevant landowner(s) submitted as necessary.
- The Council will have regard to how undulations in the road level affect the achievement of sightlines.
- The Council will not permit proposed access/egress points where the position of the access/egress points and the achievement of the necessary sightlines would entail an undue loss of existing roadside hedgerow or trees and/or traditional features (such as stone walls and piers), where there is an alternative access point possible and where such natural or built features cannot be replaced/relocated.

18.29.4 Development on Private Laneways

The Council will have regard to the following in the assessment of development proposals on private lanes:

- The availability of adequate sightlines at the junction of the laneway and the public road. In this regard proposals may be required to be submitted to upgrade and maintain the sightlines.
- The availability of adequate sightlines at the junction of the access to the site and the laneway, having regard to the traffic levels, condition and width of the laneway.
- The availability of passing places on the laneway.
- The condition and alignment of the laneway which should be of a suitable standard to facilitate ease of access to the site including by emergency service vehicles. In this regard proposals may be required to be submitted to upgrade and maintain the condition of the lane.
- Evidence that the applicant has the legal right to use the lane as an access/egress to/from the proposed development and to undertake any required upgrades to its condition, alignment and sightlines.

18.29.5 Cycling

The Council will require that convenient, safe and secure cycle parking facilities of sufficient capacity 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.

18.29.6 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.

18.29.7 Car Parking Standards

The Council will require that parking provision at the rates set out in Table No. 38 should be incorporated within the design of development proposals:

Table No. 38 Car Parking Standards

Residential	Car Parking Requirements
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 25sqm 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 20sqm open to the public
Retail warehouse/ bulky goods retailing	1 space per 50sqm open to the public
Offices: Gross Floor space	1 space per 25 sq m
Public Houses / Function rooms / Restaurants / Take Aways	1 space per 25sq m
Cinemas, Theatres, Stadia	1 space per 3 seats
Conference Centres: Public Areas	1 space per 25 sq m
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	
Industry car repair businesses	1 space per 50 sq m
Car repair businesses	1 space per 25sqm
Warehouses: Gross Floorspace	1 space per 100 sq m
Community	
Sports Clubs, Grounds, Swimming Pools	1 space per 15sq m & 6 spaces for each pitch, 2 for each court
Library	1 space per 100sq m
Funeral Home	10 spaces
School	1.5 spaces per classroom
Crèche/Childcare	1 space per 4 children plus 1 space per employee

- In the case of a use not specified in Table No. 38, 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.
- The number of parking spaces to be designated for people with disabilities will depend on the building type. The recommended provision of reserved parking for people with disabilities is as follows:
 - 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.

- In dealing with planning applications for change of use or for replacement buildings, allowance will be made for the former site use in calculating the car parking requirements generated by the new development as extra.
- Where the provision of on-site parking is not possible or desirable for design reasons, the Council may, where appropriate, consider the payment of a financial contribution towards the provision of car parking nearby.
- 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/from the entrance to the development from the car park and the public road/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.

18.29.8 Dimensions of Parking and Loading Bays

The required dimensions for parking and loading bays, which are set out in Table No. 39, should be incorporated in to the design of developments.

Table No. 39 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

18.29.9 Petrol Filling Stations/Service Stations/Truck Parking

The design standards for these types of development are set out in Table No. 40.

Table No. 40 Design Standards for Petrol Filling Stations

Overall Design	<p>A high standard of overall design will be required, relating to the scale, design and position of buildings, canopies and signage / advertisements.</p> <p>The overall design should take into account the location of the site and standard canopy forms should be avoided, particularly in town and village locations.</p> <p>A detailed landscaping scheme should be submitted.</p>	
Access	<p>The width of the accesses shall be not less than 6m and not more than 9m.</p> <p>The radii of the kerbs at the entrance and exits shall be not less than 10m.</p> <p>The minimum distance from the entrance (access way) to the nearest road junction or traffic lights shall be as follows:</p> <p>Major roads: 50m</p> <p>Minor roads: 25m</p> <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>	
Frontage	<p>Towns and Villages: Minimum 31m, Rural: 45m</p> <p>The site shall be clearly demarcated from the public road with a low wall not exceeding 0.5m in height constructed along all of the front boundary line.</p> <p>A footpath shall also be provided outside the boundary wall.</p>	
Location of Structures	<p>The centre island containing the pumps shall in no case be nearer than 7m. to the edge of the road curtilage.</p> <p>No obstruction other than the pump island shall be located within 15m. of the road boundary.</p> <p>No structures whether permanent or temporary shall interfere with the sight lines of drivers or obstruct pedestrians.</p>	
Sightlines	<p>Speed Value of Road</p> <p>40 kph</p> <p>60 kph</p> <p>80 kph</p> <p>100 kph</p>	<p>Minimum Visibility Distances Required</p> <p>170 m</p> <p>170 m</p> <p>230 m</p> <p>280 m</p>

Parking	<p>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.</p> <p>In addition to informal parking which may take place around the pump aisles, a minimum of 1 parking space per 20sqm of publically accessible floor space shall be provided</p>
Lighting	<p>Lighting and illumination shall be sited and designed to:</p> <ul style="list-style-type: none"> • Prevent glare hazard • Enhance security • Avoid confusion to road users • Avoid negative impacts on visual amenities of the area • Avoid negative impacts on adjoining/adjacent properties
Signage	<p>Signage and advertisements should be sited and designed to:</p> <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
Drainage / General Facilities	<p>The surface of the forecourt shall be graded, surfaced with bitumen macadam or other suitable material and drained to the satisfaction of the Planning Authority and maintained in that condition.</p> <p>A petrol/oil interceptor trap shall be fitted to the surface water drainage system. Provision shall be made for the storage and removal of refuse and waste material.</p> <p>Depending on location/size of the development, it may be necessary to provide sanitary accommodation for public use.</p>
Uses	<p>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.</p> <p>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.</p>
Public Facilities	<p>Equal access public toilets including a baby changing facility shall be provided.</p>

18.30 Undergrounding of Services

All services, including ESB, telephone and television cables shall be placed underground. Service buildings or structures should be sited as unobtrusively as possible and must be screened.

18.31 Water Supply and Conservation

18.31.1 Public Water/Group Water Scheme

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 capacity and supply available at the point of connection
- Analysis of available pressure
- Proposals for pressure boosting or on-site water storage as may be required
- The design of the water supply network on site, which shall be compliant with the specifications of Sections 3 and 4 of Recommendations for Site Development Works for Housing Areas (DEHLG, 1998) as may be revised or amended.

18.31.2 Private Boreholes

Where it is proposed to serve a development by a private borehole on site the following information shall be submitted with the planning application:

- The location of the proposed borehole. The borehole must be located within the site edged red and on lands within the applicant's ownership.

18.31.3 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.

18.32 On-site Wastewater Treatment Facilities

Where it is proposed to serve a dwelling house with such a system, the planning application shall be accompanied by details which demonstrate that the proposed on-site wastewater treatment system can safely and adequately dispose of effluent in accordance with the Code of Practice: Wastewater Treatment and Disposal Systems Serving Single Houses, Environmental Protection Agency (2009). These details shall include a site suitability assessment carried out by a suitability qualified person who is registered with Wexford County Council to carry out such assessments. The Council has a register of these agents; a copy of the register is available from the Planning Department or on the Council's website. The wastewater treatment facilities should be within the site edged red and on lands within the applicant's ownership.

18.33 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 will be required to consult with the Fire Services of Wexford County Council and the Health and Safety Authority prior to lodging any development application.

Appendix A: Objectives for Rosslare Strand and Castlebridge

Rosslare Strand

Census 2011 recorded the population of Rosslare Strand as 1,547 persons. Section 19 of the Planning and Development Act 2000 (as amended) requires either the preparation of a local area plan or the indication of objectives in a development plan for towns with a population greater than 1,500 persons.

The Council do not intend to prepare a Local Area Plan for Rosslare Strand. The following key objectives, which will guide the future development of Rosslare Strand, have therefore been formulated. All future development should comply with these objectives **and** all other relevant objectives set out in the Wexford County Development Plan 2013-2019.

It is the objective of the Council:

Objective RSO01

To protect and enhance the distinctive character of Rosslare Strand.

Objective RSO02

To ensure Rosslare Strand maintains its existing population levels and services and that future growth is balanced and sustainable and is relevant and appropriate to the scale, size and character of the village.

Objective RSO03

To ensure Rosslare Strand maintains and enhances its role as an important local service centre for its residents and the surrounding rural hinterland whilst maintaining sustainable communities and ensuring a good quality environment.

Objective RSO04

To ensure Rosslare Strand maintains and enhances its role as a valuable tourism destination in the County and to facilitate the development of appropriate tourism facilities, subject to normal planning and environment criteria and the development management standards contained in Chapter 18 of Volume 1.

Objective RSO05

To ensure the sustainable use and management of Rosslare Strand's natural resources, assets and amenities, subject to normal planning and environment criteria and the development management standards contained in Chapter 18 of Volume 1.

Objective RSO06

To ensure the density, scale and form of future residential development in Castlebridge is appropriate to the settlement's position in the County's Settlement Strategy and associated Settlement Hierarchy and that it has regard to the Sustainable Residential Development in Urban Areas and the accompanying Urban Design Manual-A Best Practice Guide (DEHLG, 2009).

Objective RSO07

To consolidate the existing pattern of development and ensure that new development complies with the sequential approach to the development of land which is focused on developing lands closest to the village centre first.

Objective RSO08

To prepare, in conjunction with the local community, a Village Design Statement for Rosslare Strand which will:

- a) Assess and describe what is unique about Rosslare Strand to ensure these features are enhanced through the planning process and other relevant socioeconomic development programmes.
- b) Draw up design principles to guide future development within and surrounding the village, in accordance with Section 28 planning guidelines and the European Landscape Convention.

- c) Effectively manage new development and to provide advice to all decision makers, developers and their agents.
- d) Act as a focus for local communities to participate and collaborate effectively in the local planning process and other and other developments in and for the community.

Objective RSO09

To promote and facilitate the provision of serviced residential sites in the village subject to complying with normal planning and environmental criteria and the development management standards contained in Chapter 18 of Volume 1.

Objective RSO10

To consider the development of holiday homes within the boundaries of the settlement subject to the development being in keeping with scale and character of Rosslare Strand and compliance with normal planning and environment criteria and the development management standards contained in Chapter 18 of Volume 1. The design should positively contribute to and enhance the coastal landscape setting.

Objective RSO11

To encourage the provision of appropriate retail services and additional social and communities facilities in the village to serve the resident population, surrounding rural hinterland and visitors, subject to normal planning and environment criteria and the development management standards contained in Chapter 18 of Volume 1.

Objective RS012

To ensure development is in accordance with the objectives outlined in Chapter 13 (Coastal Zone Management) of Volume 1.

Objective RSO13

To ensure the protection and conservation of natural heritage including designated sites, protected species and ecological networks/corridors of local biodiversity value outside the designated sites.

Castlebridge

Census 2011 recorded the population of Castlebridge as 1,726 persons. Section 19 of the Planning and Development Act 2000 (as amended) requires either the preparation of a local area plan or the indication of objectives in a development plan for towns with a population greater than 1,500 persons.

The Council do not intend to prepare a Local Area Plan for Castlebridge. The following key objectives, which will guide the future development of Castlebridge, have therefore been formulated. All future development should comply with these objectives **and** all other relevant objectives set out in the Wexford County Development Plan 2013-2019.

It is the objective of the Council:

Objective CSO01

To protect and enhance the distinctive character of Castlebridge.

Objective CSO02

To ensure the density, scale and form of future residential development in Castlebridge is appropriate to the settlement's position as a District Town in the County's Settlement Strategy and associated Settlement Hierarchy and that new residential development has regard to the Sustainable Residential Development in Urban Areas and the accompanying Urban Design Manual-A Best Practice Guide (DEHLG, 2009).

Objective CSO03

To prepare in conjunction with the local community a Village Design Statement for Castlebridge which will:

- a) Assess and describe what is unique about Castlebridge to ensure these features are enhanced through the planning process and other relevant socioeconomic development programmes;
- b) Draw up design principles to guide future development within and surrounding the village, in accordance with Section 28 planning guidelines and the European Landscape Convention;
- c) Effectively manage new development and to provide advice to all decision makers, developers and their agent; and
- d) Act as a focus for local communities to participate and collaborate effectively in the local planning process and other and other developments in and for the community.

Objective CSO04

To consolidate the existing pattern of development and ensure that new development complies with the sequential approach to the development of land which is focused on developing lands closest to the village centre first.

Objective CSO05

To promote and facilitate the provision of serviced residential sites in the village subject to complying with normal planning and environmental criteria and the development management standards contained in Chapter 18 of Volume 1.

Objective CSO06

To encourage the provision of appropriate retail services and additional social and communities facilities in the village to serve the resident population, surrounding rural hinterland and visitors, subject to normal planning and environment criteria and the development management standards contained in Chapter 18 of Volume 1.

Objective CSO07

To ensure the sustainable use and management of Castlebridge's natural resources, assets and amenities, subject to normal planning and environment

criteria and the development management standards contained in Chapter 18 of Volume 1.

Objective CSO08

To ensure the protection and conservation of natural heritage including designated sites, protected species, and ecological networks/corridors of local biodiversity value outside the designated sites.

Appendix B: Statements prepared in accordance with Section 10(1D) and Section 28 of the Planning and Development Act 2000 (as amended)

Section 10(1D): Statement Demonstrating that the Objectives of the Draft County Wexford Development Plan 2013-2019 are Consistent with the Conservation of the Environment

Introduction

Section 10(1D) of the Planning and Development Act 2000 (as amended) requires that a development plan includes a separate written statement demonstrating that the objectives of the development plan are consistent, as far as practicable, with the conservation of the environment.

The Draft Wexford County Development Plan 2013-2019 supports a Vision for the County which is 'Green-Smart-Sustainable' and the strategies and objectives in the Plan seek to develop a County:

- where people want to live, work and play;
- which offers high quality sustainable employment opportunities and residential developments;
- with high quality urban and rural environments supported by excellent; sustainable physical and social infrastructure; and
- which values its natural environment, built and cultural heritage

Section 3.2 of the Plan outlines the strategic aims for achieving this vision and which underpin the objectives of the Plan. These include to:

- Protect, conserve and enhance the County's built, natural and cultural environment through promoting awareness, and good quality urban and rural design.
- Protect and develop the County's water and wastewater infrastructure, integrating their provision with the County's overall land use strategies

whilst having regard to environmental responsibilities and complying with European and national.

- Protect and enhance the County's unique natural heritage and biodiversity, while promoting and developing its cultural, educational and eco-tourism potential in a sustainable manner.
- Manage the challenges of climate change including flooding and sea level rise.
- Develop an integrated and coherent Green Infrastructure Strategy for the County which will allow for the protection, provision and management of the County's green spaces, in tandem with plans for growth and development.
- Harness the County's natural resources in a manner that is compatible with the sensitivity of rural areas, the existing quality of life, and the protection and enhancement of the County's natural heritage and biodiversity.

The concept of sustainable of development was adopted as the underlying theme of the Plan and is reflected in all the objectives of the Plan.

Sustainable development has been defined as development which meets the needs of the present generation without compromising the ability of future generations to meet their own needs¹⁶. Key considerations which underpin sustainable development are the conservation of natural resources, protection of the natural environment, environmentally friendly patterns of development, energy efficiency and high quality design. The Settlement Strategy outlined in Chapter 3 ensures that the primary locations for development are closely integrated with each other and with transport infrastructure and accessibility. The Plan also sets ambitious targets and provides objectives to promote the development of renewable energy in Chapter 11 Energy and Volume 5 Wind Energy Strategy. These measures will offset our current dependence on fossil fuels and the associated impacts.

¹⁶ Brundtland Commission (1987), Our Common Future, Oxford University Press

The Plan includes detailed objectives with regard to climate change (Chapter 5) environmental management (Chapter 10), natural heritage, biodiversity and green infrastructure (Chapter 14) and flooding (Chapter 12). The objectives of the Plan have also been framed to promote compliance with the Water Framework Directive (and associated River Basin Management Plans), Groundwater Directive, Habitats Directive, Shellfish Waters Directive, Marine Strategy Framework Directive and Nitrates Directive. The other objectives of the Plan have been reviewed to ensure that they do not conflict with the requirements of the objectives in the Plan which aim to conserve the environment and the requirements of the Directives.

The objectives of the Plan have been rigorously scrutinised against environmental parameters through the Strategic Environmental Assessment (SEA)¹⁷ and Appropriate Assessment (AA)¹⁸ processes. These processes were iterative and their findings have been fully integrated into the objectives in the Plan resulting in objectives which afford a high level of protection to the environment and Natura 2000 sites respectively.

¹⁷ Refer to Section 7.3 Environment Report- Table 28: Assessment Matrix of County Development Plan Objectives

¹⁸ Refer to A1 Appendix A of the Appropriate Assessment Screening Report

Section 28 Ministerial Guidelines: Statement of Implementation in the Draft Wexford County Development Plan 2013-2019

Introduction

Section 28 of the Planning and Development Act 2000 (as amended) requires a planning authority to append a statement to a draft development plan which includes information which demonstrates how the planning authority has implemented the policies and objectives of the Minister contained in Section 28 Guidelines when preparing the Plan. Where the planning authority has decided not to implement certain policies or objectives of the Minister contained in the Guidelines, the statement must give the reasons why.

The following statement has been prepared which details how the Council have implemented Section 28 Minister Guidelines in the Plan.

Architectural Heritage Protection-Guidelines for Planning Authorities (2004)

These guidelines are referenced in Section 14.6 and Chapter 18 Development Management Standards. The guidelines have informed the objectives relating to the protection of the County's architectural heritage and the Record of Protected Structures contained in Volume 2 of the Plan.

Architectural Heritage Protection for Places of Public Worship-Guidelines for Planning Authorities (2003)

These guidelines have informed the objectives relating to the protection of the County's places of public worship and the Record of Protected Structures contained in Volume 2 of the Plan.

Childcare Facilities Guidelines (June 2001)

Section 16.6 of the Plan has regard to the guidelines and includes objectives to implement them, such as to encourage and facilitate the provision of childcare facilities and to require the provision of purpose built childcare

facilities in new residential development areas. The Plan indicates a standard of one childcare facility, accommodating 20 children, for approximately 75 dwellings. However, there is flexibility in this objective, which allows the standard to be modified where there are significant reasons for doing so, for example, an assessment include the existing geographical distribution of childcare facilities and the emerging demographic profile of the area.

Chapter 18 Development Management Standards also refers to the assessment of planning applications for childcare facilities in accordance with Section 3 (Development Control and related standards for Childcare Facilities) and Appendix 3 (Information which should be supplied by an applicant for planning permission for a childcare facility) of the guidelines.

Development Management-Planning Guidelines for Planning Authorities, June 2007

The role of development management is to deliver the objectives in the Plan. The aim of the Guidelines is to promote best practice at every stage in the development management process. The guidelines also assist planning authorities in providing a high quality of service to users of the planning process.

Chapter 18 of the Plan deals with Development Management Standards which will be used to assess and determine planning applications. Section 18.1 notes that these standards are not exhaustive and should be read in conjunction with the other chapters of the Plan and where relevant Section 28 Guidelines of the Minister. The Plan also refers to the Council's pre-planning service which can be availed of by applicants and their agents and which will inform them of the relevant objectives and development management standards in the Plan that relate to their development proposals.

Development Plans – Planning Guidelines for Planning Authorities June 2007

The Plan followed the advice of the guidelines in terms of formulating a development plan that provides a clear framework for the public and realistic objectives that can be achieved. The Plan meets the requirements of planning legislation and is internally consistent. It followed the guidance in terms of the structure and content and comprehensively addresses the relevant planning issues. The Plan is easy to read, follows a natural and logical progression from strategic issues to more detailed matters and is laid out clearly with the use of illustrations and maps to enhance understanding and interpretation.

Landscape and Landscape Assessment-Guidelines for Planning Authorities (2000) Draft

Volume 3 of the Plan contains the Landscape Character Assessment (LCA). The LCA, which was refined from that prepared for the Wexford County Development Plan 2007-2013, had regard to these guidelines. Chapter X also includes a section on landscape management which includes Objective L01-to have regard to the LCA and these guidelines when assessing planning applications.

Provision of Schools and the Planning System - A Code of Practice for Planning Authorities (2008)

Section 16.5 of the Plan, which relates to education facilities, includes the following objectives in accordance with the guidelines: to consult with the Department of Education and Skills in the identification and facilitation of suitable sites for new educational facilities and 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.

In accordance with Section 3 of the guidelines (Location of Schools – Planning Considerations), the Plan states that new school 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. It also states that multi-campus school arrangements e.g. 2/3 primary schools side by side or a primary and a post-primary school sharing a site will be considered.

Quarries and Ancillary Activities-Guidelines for Planning Authorities (2004)

Extraction of aggregate resources is dealt with in Section 6.4.5 and Chapter 18 Development Management Standards. The Plan has taken account of the Guidelines. In particular, the economic value of the extraction of aggregate resources in the County is acknowledged and the Plan, through its objectives, will facilitate the extraction of aggregate resources in an appropriate manner. The Plan has also committed to map aggregate resources when such information becomes available. This will allow the Council to plan positively for the extractive industry at appropriate locations. The Plan commits to planning processes associated with the extraction of aggregate resources in a manner which minimises potential adverse impacts on the environment, natural and built heritage and amenities.

Retail Planning Guidelines for Planning Authorities and Retail Design Manual –A Good Practice Guide (2012)

Section 6.411 of the Plan includes an objective to ensure that all retail development permitted is in accordance with the Retail Planning - Guidelines for Local Authorities (RPGs) and the Wexford County Retail Strategy (contained in Volume 4 of the Plan). The Retail Strategy sets out the retail hierarchy for the County and confirms the level and form of retailing activity appropriate to each of the main towns. Core shopping areas have been defined and opportunity sites have been identified for the four main towns. A capacity assessment has also been carried out. Guidance and objectives have also been provided in relation to the locations and assessment of the various types of retail development. Development management standards have also been incorporated into the Retail Strategy and Chapter 18 of the Plan having regard to the RPGs.

Spatial Planning and National Roads-Guidelines for Planning Authorities (2012)

Chapter 8 of the Plan deals with Transport and includes a comprehensive section on National Roads (Section 8.5.1). This section has regard to the guidelines, in particular, the preparation of objectives relating to access to national roads. These objectives do differ slightly from the Guidelines, in that, they also include reference to circumstances where there are existing commercial developments accessing national roads. The Plan also includes objectives to protect the alignment of proposed national road schemes and the need to for Traffic and Transport Assessments and/or Roads Safety Audits where proposed developments could affect national roads.

Sustainable Urban Design-Design Standards for New Apartments Guidelines for the Planning Authorities (2008)

Chapter 18 Development Management Standards give direct effect to these Guidelines requiring that proposals for apartment developments should have regard to them. The Plan does vary from the Guidelines in that the minimum floor area for all new apartments is 75sq.m. It is hoped that this will make apartments more attractive places to live and to ensure that the units can adequately cater for a variety of households throughout all stages of their lifecycle.

Sustainable Residential Development in Urban Areas-Guidelines for Planning Authorities (2008) and Best Practice Urban Design Manual (Companion document to the Guidelines)

These guidelines are referenced throughout the Plan. The Plan aims to deliver high quality sustainable developments, which provide quality homes and neighbourhoods, places where people want to live and work and a place that works for everyone. These guidelines form the basis of the objectives in the Plan which requires the density, scale and form of the residential development to have regard to the Guidelines and Manual. The design manual also influenced the formulation of the Urban Design Guide in Chapter 17.

Sustainable Rural Housing-Guidelines for Planning Authorities (2005)

Section 4.3 of the Plan relates to rural housing. In accordance with the guidelines, the Plan has identified different rural area types, taking in account the varying characteristics of rural areas within the County and the differing housing requirements of urban and rural communities. The Plan also sets out development objectives in relation to natural resources, landscape and natural features, transport, siting and design.

The Planning System and Flood Risk Management –Guidelines for Planning Authorities (2009)

The Plan has taken account of these guidelines through the preparation of a Stage 1 Flood Risk Assessment which is contained in Volume 7 of the Plan. The Plan also includes a chapter on Flood Risk Management (Chapter 12) which includes objectives to prioritise flood risk management and to ensure that the preparation of development plans and local area plans and development proposals in areas at risk of flooding have full regard to the requirements of the guidelines with regard to justification tests, site-specific flood risk assessments and ensuring appropriate mitigation measures.

Telecommunications Antennae and Support Structures (1996)

Chapter 9 Infrastructure includes a section on telecommunications and broadband. This section incorporates the relevant guidance and includes an objective to have regard to the guidelines. There is an associated development management standard in Chapter 18 of the Plan.

Wind Energy - Guidelines for Planning Authorities (2006)

Section 11.3 of the Plan includes an objective to promote and facilitate wind energy development in accordance with the Wind Energy Guidelines for Planning Authorities and the Wind Energy Strategy which is included in Volume 5 of the Plan. The Wind Energy Strategy has been developed in line with the aforementioned guidelines. It identifies areas of the County where wind energy development will be acceptable in principle, open for consideration or not normally permissible. These areas have been identified using a sieve mapping analysis of the key environmental, landscape, technical

and economic criteria as recommended in the guidelines. Particular regard was had to the Landscape Character Types in Section 6.9 of the guidelines and the capacity of these landscape types to accommodate wind farm development. Development management standards have also been incorporated into the Wind Energy Strategy having regard to Section 5 of the guidelines.

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 (2004)

These guidelines informed the preparation of the Strategic Environmental Assessment (SEA) of the Plan which is included in Volume 8 of the Plan. All recommendations and mitigations measures from the SEA process have been incorporated into the Plan.