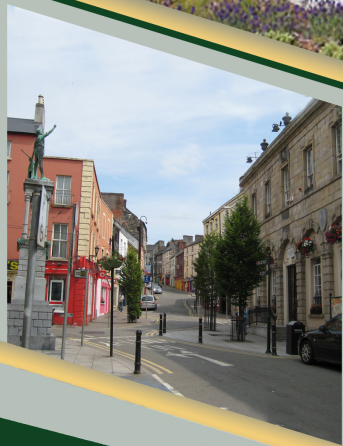


Proposed Amendments to the Draft

Wexford County Development Plan 2013-2019

2013-2019



November 2012



Explanatory Notes

Introduction

The Members of Wexford County Council, having considered the Draft Wexford County Development Plan 2013–2019, and the Manager’s Report prepared in accordance with Section 12 of the Planning and Development Act (as amended), propose to make amendments to the Draft Plan.

Strategic Environmental Assessment

The Proposed Amendments have been screened for Strategic Environmental Assessment and it has been determined that the Proposed Amendments would not have any likely significant effects on the environment other than those identified in the Environmental Report (Volume 8) which form part of the Draft Wexford County Development Plan 2013-2019.

Appropriate Assessment

The Proposed Amendments have been screened for Appropriate Assessment and it has been determined that there are no elements of the material amendments that could either directly or indirectly, on their own or in combination, have a significant effect on the integrity of a Natura 2000 site. The Screening Report will form an Addendum to the Appropriate Assessment Screening Report contained in the Draft Plan.

How to make a Submission or Observation

Written submissions or observations with respect to the Proposed Amendments, Screening Reports and Determinations are invited from members of the public and other interested parties. Written submissions and observations should be marked ‘Proposed Amendments to the Draft Wexford County Development Plan’, and submitted to the following address: Forward Planning, Wexford County Council, Carricklawn, Wexford.

Written submissions or observations may also be made via email to countydevelopmentplan@wexfordcoco.ie.

Written submissions and observations must be received by 4.30pm on Friday 11th January 2013. Written submissions or observations with respect to the Proposed Amendments, Screening Reports and Determinations, made to the Planning Authority within the stated period, will be taken into consideration before the making of any amendment.

Next Stage

When the public display period is completed, the Manager will prepare a report on any written submissions or observations received on the Proposed Amendments, Screening Reports and Determinations during the stated period. This report will summarise the issues raised and give the response of the Manager to those issues. The report will then be submitted to the Members of Wexford County Council. The Members shall, by resolution, having considered the Manager's Report, make the Plan with or without the Proposed Amendments.

How to read this document

This document should be read in conjunction with the Draft Wexford County Development Plan 2013-2019.

The Proposed Amendments are displayed under the relevant Volume and Chapter. The section number and page number are provided, where relevant.

Where it is recommended to include additional text, this text will be highlighted in **bold and underlined**. Where deletions or omissions are proposed to original text objectives, these will be shown in ~~striketrough text~~.

Note: The Proposed Amendments to Section 6: Capacity Assessment of the Draft Retail Strategy (Volume 4) are highlighted in **yellow**.

Proposed Amendments to

Volume 1

Written Statement

Chapter 1 Introduction

Section 1.1 Introduction

Insert an additional bullet point on page 1 as follows:

- A framework for developing tourism in the County.

Chapter 2 Demographic and Socio-Economic Profile

Replace Section 2.3 pages 34-37 in its entirety with the following text:

2.3 Economic Profile of County Wexford

The current economic climate presents significant challenges in planning for 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.

2.3.1 Principal economic status

Census 2011 recorded 51,307 persons 'at work' compared to 56,011 persons in 2006. The number of unemployed having lost or given up their previous job increased dramatically from 4,754 persons in 2006 to 14,764 persons in 2011. There has also been a notable increase in the number of students/pupils increasing from 8,314 in 2006 to 10,304 in 2011. Table No. 2 provides a comparison of the principal economic status in 2006 and 2011.

Table No. 2 Principal Economic Status of Persons aged 15 years and over in the County in 2006 and 2011

<u>Principal Economic Status</u>	<u>2006</u>	<u>2011</u>
<u>Persons at work</u>	<u>56,011</u>	<u>51,307</u>
<u>Unemployed looking for first regular job</u>	<u>1,017</u>	<u>1,406</u>
<u>Unemployed having lost or given up previous job</u>	<u>4,754</u>	<u>14,764</u>
<u>Student or pupil</u>	<u>8,314</u>	<u>10,304</u>
<u>Looking after home/family</u>	<u>14,615</u>	<u>12,946</u>
<u>Retired</u>	<u>12,604</u>	<u>15,518</u>
<u>Unable to work due to permanent sickness or disability</u>	<u>4,890</u>	<u>5,698</u>
<u>Others not in labour force</u>	<u>306</u>	<u>313</u>
<u>All persons aged 15 years and over</u>	<u>102,511</u>	<u>112,256</u>

Source: CSO

2.3.2 Socio-Economic Groups

Socio-economic groups, which are comprised of persons aged 15 years or over who are at work, is determined by their occupation and employment status. Unemployed or retired persons aged 15 years or over are classified according to their former occupation and employment status.

In 2011 there were higher amounts of people in farming, agriculture, manual skilled and unskilled labour groups compared to the State averages. There were significantly lower amounts of Higher Professionals (3.6) and Lower Professionals (10.2%) than the State averages of 5.9% and 11.9% respectively. Table No. 3 details the socio-economic groups in County Wexford and the State in 2011.

Table No. 3 Socio-economic groups in the County and the State 2011

<u>Socio-economic group</u>	<u>Co. Wexford</u>		<u>State</u>	
	<u>No.</u>	<u>% Total</u>	<u>No.</u>	<u>% Total</u>
<u>Employers & Managers</u>	<u>14,403</u>	<u>12.8</u>	<u>495,057</u>	<u>13.7</u>
<u>Higher professionals</u>	<u>4,082</u>	<u>3.6</u>	<u>214,712</u>	<u>5.9</u>
<u>Lower professionals</u>	<u>11,440</u>	<u>10.2</u>	<u>428,712</u>	<u>11.9</u>
<u>Non-manual</u>	<u>22,486</u>	<u>20.0</u>	<u>732,117</u>	<u>20.3</u>
<u>Manual Skilled</u>	<u>12,018</u>	<u>10.7</u>	<u>324,023</u>	<u>9.0</u>
<u>Semi-skilled</u>	<u>10,394</u>	<u>9.3</u>	<u>300,910</u>	<u>8.3</u>
<u>Unskilled</u>	<u>5,243</u>	<u>4.7</u>	<u>131,215</u>	<u>3.6</u>
<u>Own account workers</u>	<u>6,232</u>	<u>5.6</u>	<u>164,157</u>	<u>4.5</u>
<u>Farmers</u>	<u>6,594</u>	<u>5.9</u>	<u>148,979</u>	<u>4.1</u>
<u>Agricultural Workers</u>	<u>1,501</u>	<u>1.3</u>	<u>21,133</u>	<u>0.6</u>
<u>All others</u>	<u>17,863</u>	<u>15.9</u>	<u>647,381</u>	<u>17.9</u>
<u>Total</u>	<u>112,256</u>	<u>100.0</u>	<u>3,608,662</u>	<u>100</u>

Source: CSO

2.3.3 Occupational Status

In 2006 the highest proportion of those at work were employed in construction, manufacturing industries and wholesale and retail trade. In 2011 this changed to wholesale and retail trade, manufacturing industries and health and social work.

The Census 2011 results confirm the collapse of the construction industry and associated employment in the County. In 2006 16.7% of total people at work were employed in construction. In 2011 this figure had fallen dramatically to 6.5%. Manufacturing Industries also experienced a small decline from 12% in 2006 to 10.8% in 2011.

There have been marked increases in other sectors. The numbers employed in Education increased significantly from 5.9% of the total at work in 2006 to 8.7% in 2011. There were also increases in the areas of Health and Social Work, Public Administration and Defence. Agriculture, Forestry and Fishing remain a significant employment source in the County increasing from 7.5% in 2006 to 8.5% in 2011.

Table No. 4 Occupational Status for County Wexford in 2006 and 2011

<u>Broad industrial group</u>	<u>2006</u>	<u>2011</u>	<u>Difference</u>
<u>Agriculture, forestry and fishing</u>	<u>4,216</u>	<u>4,371</u>	<u>+155</u>
<u>Mining, quarrying and turf production</u>	<u>166</u>	<u>88</u>	<u>-78</u>
<u>Manufacturing industries</u>	<u>6,892</u>	<u>5,557</u>	<u>-1,335</u>
<u>Electricity, gas and water supply</u>	<u>273</u>	<u>259</u>	<u>-14</u>
<u>Construction</u>	<u>9,369</u>	<u>3,370</u>	<u>-5,999</u>
<u>Wholesale and retail trade</u>	<u>8,347</u>	<u>8,643</u>	<u>+296</u>
<u>Hotels and restaurants</u>	<u>3,554</u>	<u>3,546</u>	<u>-8</u>
<u>Transport, storage and communications</u>	<u>2,580</u>	<u>2,422</u>	<u>-158</u>
<u>Banking and financial services</u>	<u>1,723</u>	<u>1,978</u>	<u>+255</u>
<u>Real estate, renting and business activities</u>	<u>3,337</u>	<u>3,276</u>	<u>-61</u>
<u>Public administration and defence</u>	<u>2,518</u>	<u>3,034</u>	<u>+516</u>
<u>Education</u>	<u>3,314</u>	<u>4,459</u>	<u>+1,145</u>
<u>Health and social work</u>	<u>5,050</u>	<u>5,586</u>	<u>+536</u>
<u>Other community, social and personal service activities</u>	<u>2,511</u>	<u>2,473</u>	<u>-38</u>
<u>Industry not stated</u>	<u>2,161</u>	<u>2,245</u>	<u>+84</u>
<u>Total at work</u>	<u>56,011</u>	<u>51,307</u>	<u>-4,704</u>

Source: CSO

2.3.4 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. 5 Live Register for County Wexford

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

Source: CSO Live Register Additional Tables

Chapter 3 Core Strategy

Section 3.2 A Vision for County Wexford

Insert an additional bullet point page 40 as follows:

- Which offers visitors a range of high quality experiences.

Section 3.4 Settlement Strategy

Insert the following new objective in Section 3.4.4 (after Objective SS02) on page 55:

All Local Area Plans and Development Plans shall be screened and/or assessed in accordance with the requirements of the SEA and Habitats Directive and The Planning System and Flood Risk Management Guidelines (DEHLG and OPW, 2009).

Insert the following new objectives on page 56:

To have regard to the Local Area Plan–Draft Guidelines for Planning Authorities (DECLG, 2012) and companion Manual and any updated version of these Guidelines when preparing local area plans.

To have regard to the Development Plan–Guidelines for Planning Authorities (DEHLG, 2007) and any updated version of these Guidelines when preparing Development Plans and Variations of Development Plans.

Amend Objective SS08 page 57 as follows:

To encourage new residential development to occur in the Hub in accordance with the Core Strategy and Settlement Strategy subject to normal planning and environmental criteria **including the availability of adequate waste water treatment capacity and drinking water capacity** and the development management standards contained in Chapter 18.

Amend Objective SS11 page 61 as follows:

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 **including the availability of adequate waste water treatment capacity and drinking water capacity** and the development management standards contained in Chapter 18.

Amend Objective SS14 page 63 as follows:

To encourage new residential development to occur in District Towns in accordance with the Core Strategy and Settlement Strategy and subject to compliance with normal planning and environmental criteria **including the availability of adequate waste water treatment capacity and drinking water capacity** and the development management standards contained in Chapter 18.

Amend Objective SS19 page 64 as follows:

To encourage 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 including the availability of adequate waste water treatment capacity and drinking water capacity and the development management standards contained in Chapter 18.

Chapter 4 Housing

Section 4.2 Housing Strategy

Amend text on page 73 as follows:

The Housing Strategy contained in Volume 6 identifies that ~~3,334~~ **3,026** households will be in need of housing support over the period of the Plan.

Section 4.3.3.2 Rural Area Types in County Wexford

Insert the following in the section relating to the Coastal Zone/NHA rural area type in Table No. 11 Criteria for Individual Rural Housing on page 101:

Permitted: Housing for people with exceptional health and/or family circumstances building permanent residences for their own use.

Definition: 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.

Amend text in the section relating to the National Primary Roads rural area type in Table No. 11 Criteria for Individual Rural Housing on page 101:

Rural Area Type: Development requiring access to the National Primary Roads

Permitted: No individual rural housing-refer to Section 8.6.1 National Roads.

Chapter 6 Employment, Economy and Enterprise

Section 6.4.5: Aggregates Resources and Extractive Industry

Amend text on page 130 as follows:

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 **well** 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 **interests**, the Council must also seek to prevent and take action against poorly sited, designed and inconsiderately managed extractive sites. **The Council will also seek to ensure that site security and health and safety is given high priority through the imposition and enforcement of conditions with regard to site security and warning signs. The Council will also report apparent dangerous situations or practices to the appropriate authorities.**

Amend Objective ED09 on page 131 as follows:

To prohibit quarrying ~~extractive industry development~~ which could significantly impact on the areas designated as being of European **and National** importance (such as **SACs**, cSACs, and SPAs, **NHAs and pNHAs**) 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.

Amend Objective ED10 on page 131 as follows:

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 quarry **extractive industry developments** 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.

Amend Objective ED11 on page 132 as follows:

~~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).~~

To ensure that extractive industry developments are sited, designed and operated in accordance with best practice. Cognisance should be paid to the following guideline documents (as may be superseded and/or updated) which are of particular relevance:

- **Environmental Management in the Extractive Industry (EPA, 2006);**
- **Quarries and Ancillary Activities: Guidelines for Planning Authorities (DEHLG, 2004);**
- **Wildlife, Habitats and the Extractive Industry (Notice Nature/ Irish Concrete Federation / NPWS 2010);**
- **The Environmental Code (ICF, 2006);**
- **Geological Heritage Guidelines for the Extractive Industry (ICF and GSI, 2008);**
- **Archaeological Code of Practice (ICF and DEHLG, 2009)**

Amend Objective ED12 on page 132 as follows:

~~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.~~

To ensure facilities for the manufacture of concrete and tarmac, where applicable, are located within existing extractive industry sites, to take advantage of a convenient supply of materials, subject to:

- such facilities being appropriately sited having regard to visual amenities;
- such facilities being subject to on-going management and controls over the generation of emissions;
- the access and local roads network being acceptable for the traffic generated;
- compliance with normal planning and environmental criteria and the development management standards in Chapter 18.

Amend Objective ED13 on page 132 as follows:

To consider the use of worked out sites for the deposit **and recycling** 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.

Delete Objective ED15 on page 133 as follows:

~~To facilitate the use of the worked out parts 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.~~

Insert the following new objective on page 133:

To seek to ensure that site security and health and safety is given high priority through the imposition and enforcement of conditions with regard to site security and warning signs. The Council will also report apparent dangerous situations or practices to the appropriate authorities.

Section 6.4.6 Agriculture

Insert the following text at the end of the last paragraph on page 133:

This is evident from the 2011 Census which shows that 8.5% of those at work in the County are involved in agriculture, forestry and fishing.

Insert the following new objective on page 134:

To facilitate and support the development of sustainable agriculture practices and facilities within the County subject to complying with normal planning and environmental criteria and the development management standards in Chapter 18.

Section 6.4.8 Forestry

Amend Objective ED21 on page 136 as follows:

To facilitate the sustainable development of forestry in Wexford provided that it is in harmony with the surrounding landscape, ~~that no undue injury is~~ that no significant adverse impacts are caused to natural waters, wildlife habitats, or conservation areas and that it does not have a significant adverse visual impact on the local landscape and subject to compliance with normal planning and environmental criteria and the development management standards contained in Chapter 18.

Section 6.4.11 Retail Development

Amend Objective ED33 on page 140 as follows:

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 floor space is appropriate having regard to the quantum of floor space required in that town. The Retail Impact Assessment shall take account of the ~~particular~~ population of the 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 floor space 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 profile.

Chapter 7 Tourism

Section 7.3 Tourism Product

Amend the Natural section of Table No. 16 Key Tourist Attractions in County Wexford on page 149 to include Bree Hill as a trail.

Insert the following text under the heading Recreation in Table 16 Key Tourist Attractions in County Wexford on page 150 as follows:

- Hiking and mountain climbing
- Whale and dolphin watching
- Hand-gliding and paragliding
- Canoeing
- Different types of cycling
- Shopping

Insert the following footnote at the end of Table No. 16 Key Tourist Attractions in County Wexford on page 150 as follows:

- Note: This list is not exhaustive.

Section 7.4.1 Access to Tourism

Amend Objective TM07 on page 153 as follows:

To maintain and improve tourist routes, accesses to the County and infrastructure through the provision of attractive, useful, informative signage methods with consideration of visual impacts on the landscape, 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.

Section 7.4.7 Resorts and Amenities

Amend Objective TM27 on page 161 as follows:

To consider the development and the extension of existing of tourist-related resorts and amenities and the development of new 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.

Chapter 8 Transportation

Section 8.2 Public Transport

Amend text on page 167 as follows:

The Council is disappointed that passenger services on the Rosslare Europort – Waterford railway line ceased in 2010 (although a small number of freight services have continued) 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.

Amend Objective T04 on page 168 as follows:

To support and facilitate proposals, including infrastructure developments, which enhance the quality, frequency and speed of existing train and bus public transport services in and to/from 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.

Insert the following new objective on page 169:

To support and facilitate public transport initiatives which reduce reliance on the private car for tourist and recreational journeys within the County.

Section 8.4 Ports

Amend Objective T10 on page 175 as follows:

To support and facilitate the development of enhanced transport infrastructure at Rosslare Europort **and New Ross Port** 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 **Rosslare Europort** 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.

Amend Objective T11 on page 175 as follows:

To support the development of port related services and industries on lands adjacent to the ports of Rosslare Europort and New Ross, **subject to normal planning and environmental criteria and the development management standards contained in Chapter 18.**

Delete Objective T12 on page 175 as follows:

~~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.~~

Section 8.6.1 National Roads

Insert the following text after the third sentence on page 176:

The Regional Planning Guidelines for the South-East Region 2010-2022 identifies the N30 as a main access route.

Amend the text in the first paragraph on page 178 as follows:

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 **schemes** (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 final decision on whether the proposed schemes take place rests with the Government, who of course have to have regard to the national interest in making such a decision. The Guidelines for Planning Authorities on Spatial Planning and National Roads (DECLG, 2012) require that the Council retain land required for future national roads projects free development and ensure that any adjacent developments for sensitive uses (for example houses, schools and nursing homes) are compatible with the construction and long term operation of the road. In the assessment of planning applications on or near the alignment of national road projects, the Council must have regard to this. The Council will also have regard to NRA Circular 16/2011 in which it is stated that the Councils may adopt a more flexible approach where extensions of a limited scale to existing development are proposed, and where developments are proposed on the margins of identified corridors and at locations within corridors that are removed from critical areas such crossing points with the existing road network (national and non-national) and tie-in points between existing and planned roads.

Amend Table No. 18 Proposed National Roads Schemes in County Wexford on page 179 as follows:

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. • <u>Following the announcement of the Government’s Stimulus Plan it is intended to restart the tender process in 2012</u>
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) • <u>Following the announcement of the Government’s Stimulus Plan it is intended to restart the tender process in 2012</u>
N30 Clonroche Bypass	<ul style="list-style-type: none"> • <i>Final route selected</i>
N11/N25 Oilgate to Rosslare Harbour	<ul style="list-style-type: none"> • <i>Route selection stage -Preferred Route Corridor published July 2011</i>
Upgrade of N80 (<u>National Secondary Route</u>)	<ul style="list-style-type: none"> • No works proposed yet. Progress subject to thorough public consultation process and normal planning and sustainable development considerations.

Amend the first paragraph on page 181 as follows:

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.

Where national roads pass through or directly adjoin existing settlements, an evidence based approach will be used in the assessment of the impacts of development and zoning proposals on the safety, capacity and function of the national roads.

Amend the second paragraph on page 181 as follows:

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)~~ **set out in Objective T20. Objective T20 has been prepared having regard to:**

- **The Guidelines for Planning Authorities on Spatial Planning and National Roads (DECLG, 2012);**
- **The possibility that the need for a development of national and regional strategic importance requiring access to a non-motorway national road may emerge in the lifetime of the Plan;**
- **The desire of Wexford County Council to proactively encourage economic and employment development in the County, where that development is in all respects compliant with proper planning and sustainable development;**
- **Pragmatic considerations regarding the location of existing developments and necessary accesses to zoned lands;**
- **Planned national road schemes (for example Gorey to Enniscorthy / Oylegate and the New Ross by-pass) which are currently proposed to be constructed during the lifetime of the Plan.**

The NRA will be consulted on all proposals for new or intensified access to national roads.

Insert the following text after the second paragraph on page 181:

Individual Houses in Rural Areas

The Council must have regard to the relevant provisions of the Guidelines for Planning Authorities-Spatial Planning and National Roads (DECLG, 2012). The Guidelines indicate that the planning policy of the Planning Authority will be to avoid the creation of any additional access point from new development or the generation of increased traffic from existing accesses to national roads to which speed limits greater than 60 kmh apply. This provision applies to individual houses in rural areas, regardless of the housing circumstances of the applicant.

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

Amend Objective T18 on page 182 as follows:

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 **DECLG**, 2012), **NRA Circular 16/2011** and consultations with the National Roads Authority on each proposal. The Council will:

- **Generally** 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;
- **Adopt a more flexible approach where extensions of a limited scale to existing development are proposed, and where developments are proposed on the margins of identified corridors and at locations within corridors that are removed from critical areas such crossing points with**

the existing road network (national and non-national) and tie-in points between existing and planned roads.

Amend Objective T19 on page 182 as follows:

~~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.~~

To use an evidence based approach in the assessment of the impacts of development and zoning proposals on safety, the current and future capacity, and function of national roads and to prevent inappropriate development, land uses and zoning proposals on lands adjacent to existing national roads, which would adversely affect the safety, current and future capacity and function of national roads, having regard to possible future upgrades of the national roads and junctions.

Amend Objective T20 on page 183 as follows:

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

exceptional types of development **will be considered**:

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.
- **Compliance with the development management standards outlined in Chapter 18.**

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) **which are identified on Map No. X.** 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 **the development is compliant with proper planning and sustainable development,** that there is no alternative access/egress point available and that **the envisaged usage** the access/egress point will not give rise to public safety hazards or obstruction of other national road users. **The development will be subject to the development management standards outlined in Chapter 18.**

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 **the development is compliant with proper planning and sustainable development**, that there is no alternative access/egress point available and **that the envisaged usage of the** access/egress point will not give rise to public safety hazards or obstruction of other national road users. **The development will be subject to the development management standards outlined in Chapter 18. The Council will review the speed limits in areas where existing employers or zoned land exists with the intention of reducing, where appropriate, the speed limits and subject to the appropriate statutory process.**

4. **Development for other purposes on sites where there is existing development (for example at St Senan's Hospital and the quarries at Brownswood, Enniscorthy), and on existing zoned land (for example at the south eastern edge of Bunclody). Development will be considered where it has been demonstrated that the development is compliant with proper planning and sustainable development, that there is no alternative access/egress point available and that the envisaged usage of the access/egress point will not give rise to public safety hazards or obstruction of other national road users. The development will be subject to the development management standards outlined in Chapter 18.**

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. **A Road Safety Audit, prepared in accordance with the Design Manual for Roads and Bridges (NRA, 2010), shall be submitted for development proposals which require a new access or significant intensification of an existing access.**

Access within 50kmh zone

Accesses will normally be permitted subject to assessment of normal road safety, traffic management and design criteria. **A Road Safety Audit, prepared in accordance with the Design Manual for Roads and Bridges (NRA, 2010), shall be submitted for development proposals which require a new access or significant intensification of an existing access.**

Insert the following new objective on page 185:

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

Map X : Existing established large enterprises and employers on the national road network.



Irish Country Meats



Glanbia



Slaney Meats

Chapter 9 Infrastructure

Section 9.2.3 Water Supply

Insert a new objective on page 198 as follows:

- a) To provide water treatment facilities in accordance with statutory obligations as set out by EU and National policy and subject to the development management standards outlined in Chapter 18.
- b) To facilitate future development while protecting the environment.
- c) To maintain and provide adequate potable water supply in settlements to the extent that finances permit, having regard to the requirement to align water services investment with the settlement strategy and areas where serious deficiencies are evident;
- d) To facilitate Wexford County Council's *Water Services Investment Programme* and *Water Services Assessment of Needs* to provide sufficient storage, supply and pressure of potable water to serve all lands zoned for development and in accordance with the priorities as set out in the settlement hierarchy.

Section 9.2.4 Water Conservation

Insert a new objective on page 199 as follows:

To continue the commitment to water conservation and leakage reduction for drinking water systems within the County area, and promote awareness of water conservation measures and techniques.

Section 9.2.5 Wastewater Infrastructure

Insert a new objective on page 205 as follows:

- a) To facilitate the provision and improvement of adequate wastewater services in order to serve the existing and future needs of the populations of towns, villages and settlements as identified in the settlement hierarchy and Core Strategy and as determined by the *Water Services Assessment of Needs* and as finances permit and in accordance with the Water Framework Directive 2000 and the EU Urban

Wastewater Directive and Habitats Directive;

- b) **To develop, where necessary, and in line with the Core Strategy and Settlement Strategy, additional capacity of existing treatment plants to meet the requirements of future development proposals;**
- c) **To ensure that all foul water generated is collected and discharged after treatment in a safe and sustainable manner, having regard to the standards and requirements set out in EU and national legislation.**

Chapter 10 Environmental Management

Section 10.2 Water Quality

Amend Objective WQ01 on page 219 as follows:

To protect existing and potential water resources for the County, in accordance with the EU Water Framework Directive (2000/60/EC), **Bathing Water Directive (2006/7/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 any other protection plans for water supply sources, **with an aim to improving all water quality.**

Section 10.8 Historic Landfills

Amend the third sentence on page 232 as follows:

The Council has identified 44 **12** such historic unlicensed landfills in the County.

Insert the following text at the end of page 232:

Historic landfills will be mapped and will be available for viewing on the Council's website.

Section 10.10 Control of Major Accidents

Amend Table 23 on page 235 as follows:

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 <u>Port, New Ross, Co. Wexford.</u> Co. Kilkenny (near New Ross). • <u>Endesa Ireland Ltd., Great Island Power Station, Campile, New Ross, Co. Wexford</u>
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. • Goulding Chemicals Ltd., Strokestown, New Ross, Co. Wexford

Chapter 11 Energy

Section 11.2 Energy

Insert a new paragraph in after the first paragraph on page 238 as follows:

The consumption of fossil fuels is now close to the rate of production, characterised in the expression “Peak Oil”. Alongside rising oil prices, the Council recognises that the dependence on fossil fuels cannot continue as it is a diminishing resource. A solution to this problem is the development of a low carbon economy, which is based around the use of renewable energy resources such as wind, tidal, wind and energy crops, which can be harnessed to meet the energy needs of the County. The Council will strive to develop a low carbon economy in County Wexford.

Insert the following new objective on page 238 (after Objective EN02):

To raise awareness of the need to reverse fossil fuel dependency, to mitigate the effects of peak oil and reduce carbon emissions, to mitigate the effects of climate change.

Section 11.2.1 Electricity Network

Amend text on page 239 as follows:

Where proposed high voltage lines traverse existing or proposed residential areas they should be located underground **where appropriate**, in the interest of residential amenity.

Section 11.3 Renewable Energy

Insert a new section at the start of page 242 before the first paragraph. This section will be entitled ‘Sustainable Energy Zones’ and the following text will be included there under:

The Guidelines for a Sustainable Energy Community (SEAI, 2011) provide local authorities and community leaders with information and a structure to help them to develop a Sustainable Energy Community (SEC). An SEC is a community in which everyone works together to develop a sustainable energy system. To do so, they aim as far as possible to be energy-efficient, to use renewable energy where feasible, and to develop decentralised energy supplies. It applies to all buildings including residential, public and commercial buildings. The SEC concentrates initial efforts in a defined geographic area called a Sustainable Energy Zone (SEZ) but the benefits can later be expanded into and replicated in the broader community and the region. All sectors of the community work towards the same goal: implement energy-efficient measures first and then use renewable energy sources.

Amend Objective EN08 on page 243 as follows:

To support the development of Sustainable Energy Zones initially at Johnstown Castle, Drinagh and Rosslare Europort with other zones to follow throughout the County in accordance with **Guidelines for a Sustainable Energy Community (SEAI, 2011) and** the Council’s document Job Creation from the Generation and Utilisation of Energy from Renewable Energy Resources (Wexford County Council, 2010).

Section 11.3.1 Wind Energy

Amend text on page 243-244 as follows:

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~~ **255** MW of wind energy by 2019 which will enable County Wexford to generate the equivalent of over ~~80~~ **70**% 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~~ **70**% 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%.

Chapter 13 Coastal Zone Management

Section 13.7 Tourism and Recreation in the Coastal Zone

Amend Objective CZM25 on page 288 as follows:

To maintain and upgrade facilities in coastal areas through the provision of appropriate support facilities such as car parking, **coach 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.

Insert new objective on page 289 as follows:

To support and promote the development of coastal routes as tourism attractions and local amenities, in co-operation with statutory and relevant organisations, for recreational activities including walking, cycling, pony trekking, whale/dolphin watching and bird-watching. These routes should

provide links to other activities and facilities where feasible and practicable and are subject to compliance with normal planning and environmental criteria and the development management standards contained in Chapter 18.

Chapter 14 Heritage

Section 14.2 Natural Heritage

Insert the following text in Table No. 30 Natura 2000 Sites in County Wexford on page 298:

Site Name: Carnsore Point

SAC Site No.: 002269

Section 14.3 Green Infrastructure

Amend Objective GI02 on page 314 as follows:

To develop and implement a Green infrastructure Strategy for the County **within the lifetime of the plan** 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.

Chapter 15 Recreation, Sport and Public Rights of Way

Section 15.6 Walking and Cycling Routes

Amend text in first paragraph on page 348 as follows:

This database **is available to view on the Council's website under the Community and Enterprise Section 'Sports Active Wexford' and** will continue to be updated as new trails emerge.

Insert the following text after the last paragraph on page 348:

Off-road cycling in the form of mountain biking is also growing in popularity. Coillte's Off-Road Cycling Strategy (2012) recognises that the development of a high-quality, off-road cycle trail network would support rural tourism, increase active participation in sport for citizens and potentially develop a revenue stream to fund management and maintenance of trails. The Strategy identifies potential locations for development of off-road cycle trails over the next ten years on lands which are in the ownership of Coillte. In County Wexford, Forth Mountain is identified as a potential location for an off-road cycling centre of regional scale¹ while Bree Hill and Deerpark/Kilrannish are identified as potential club trails.² The Strategy also recognises the potential for community or family trails, which could be developed in partnership with local development companies, community groups or local authorities, to provide for local and community recreation.

Footnotes:

- 1. An off road cycling centre is generally 20-30km of waymarked trails with a minimum of two independent waymarked loops. These centres are primarily day-visit destinations for domestic markets with basic visitor facilities and the possibility for add-on developments such as bike hire and provision of light refreshments**
- 2. Club trails are areas where some level of user-built trails have been constructed or where local clubs actively use the forests for activities or events.**

Amend Objective RS25 on page 350 as follows:

To facilitate the development of disused railways for amenity purposes, **including the development of walkways, cycleways or bridleways**, provided that the use does not interfere with the re-opening of lines **and** subject to normal planning and environmental criteria and the development management standards contained in Chapter 18.

Insert the following new objective on page 350:

To engage with Coillte in the investigation of the suitability of developing off-road cycling trails at Forth Mountain, Bree Hill and Deerpark/Kilbranish in accordance with Coillte's Off-Road Cycling Strategy (2012), provided that they do not negatively impact on residential amenity, landscape, heritage or the environment and subject to compliance with normal planning and environmental criteria and the development management standards contained in Chapter 18.

Chapter 17 Design

Omit the illustration relating to Bunclody Town on page 381.

Chapter 18 Development Management Standards

Section 18.3 Development Contributions and Bonds

Insert the following text at the end of the first paragraph on page 404:

The Council will have regard to the Development Contributions- Draft Guidelines for Planning Authorities (DECLG, 2012) and any updated version of these Guidelines when preparing Development Contribution Schemes.

Section 18.5 Environmental Impact Assessment

Insert the following text on page 405:

The Council will have regard to the Draft Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (DECLG, 2012) and any updated version of these Guidelines when assessing relevant cases.

Section 18.16 Extractive Industry

Amend text on page 429 as follows:

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:~~ **satisfactorily address the following issues:**

- 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. **All planning applications will be assessed having regard to the Habitats Directive to determine if the project has the potential to impact on the integrity or the conservation objectives of any Natura 2000 site.**
- 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~~ **the environment (including ground and surface waters)**, agricultural, tourist, recreational **(including rights of way)**, 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. **The time period required to complete the proposed extraction and restoration will be taken into account in the assessment of these issues.**
- **Satisfactory proposals are submitted and undertaken in relation to site security.**
- Satisfactory proposals are submitted for the on-going and long term restoration of the site, which has a particular emphasis on protecting and facilitating bio-diversity.
- **Having regard to the potential for adverse impacts from extractive industry activity, the Council will require that information of the highest quality, prepared by appropriately qualified and competent persons, is submitted in support of planning applications for extractive industry, whether or not a formal Environmental Impact Assessment is required**

to be undertaken. Submissions should be prepared having regard to guidance documents on best practice in such matters such as:

- **Guidelines on the Information to be contained in Environmental Impact Statements; Advice Notes on Current Practice (EPA,2002;2003);**
- **Assessment of Plans and projects significantly affecting Natura 2000 sites ; EC Guidance on Non-energy Mineral Extraction and Natura 2000; (European Commission, 2002; 2011);**
- **(Further documents may be produced over the lifetime of the Plan which add to/supersede the above documents)**
- **The above criteria will also apply in the assessment of proposals for alternative uses of extractive industry sites, including concrete and tarmac manufacture and the deposit of inert waste material.**

Section 18.17 Retail

Amend the first paragraph on page 429 as follows:

Proposals for retail development will be required to **favourably considered when they:**

- ~~be are accessible by public and private transport;~~
- provide safe and easy access for motorists, pedestrians, cyclists and disabled persons **people with specific design needs;**
- **will not adversely affect the efficiency of the national road network and key junctions and interchanges and that it can be demonstrated that traffic volumes can be accommodated within the design assumptions for such roads;**
- ~~be~~ **are of a high design standard and satisfactorily integrate with the surrounding built environment;**
- do not negatively impact on the flow of vehicular traffic either in the immediate vicinity or the wider area of development;
- ~~be~~ are of a scale appropriate to its location.

Section 18.22 Advertising Signs and Structures

Insert the following text on page 436:

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

Section 18.29.7 Car Parking Standards

Insert the following bullet point after the first bullet point on page 446:

- The Council will require that convenient, safe and secure parking facilities be provided for coaches and buses where developments are likely to generate significant demand for coach parking. The Council will advise applicants on the required design and position on a case-by-case basis having regard to the nature of the development proposed and its location.

Insert new section on page 452:

Enforcement

In order to ensure that the integrity of the planning system is maintained and that it operates for the benefit of the whole community, the Council will take enforcement action in cases of unauthorised development, where it is appropriate to do so, consistent with the provisions of the Planning and Development Act 2000 (as amended). Under planning legislation any development which is not specifically exempt development requires planning permission and development which does not have that permission is unauthorised development, as is development which has been or is being carried out in breach of conditions specified in a planning permission.

Appendix B Statement prepared in accordance with Section 28 of the Planning and Development Act 2000 (as amended).

[Insert the following text on page 468:](#)

Local Area Plans-Draft Guidelines for Planning Authorities (DECLG, 2012)

An objective is included in the Plan to have regard to these Guidelines and any updated version when preparing Local Area Plans in the County. The aim of the draft Guidelines is to support Planning Authorities in preparing and implementing Local Area Plans that will provide for the sustainable development of communities having regard to realistic assessments of need for future development informed by wider County and City Plans and Regional Planning Guidelines. The Guidelines are accompanied by a non-statutory best practice manual on the preparation of Local Area Plans.

Draft Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (DECLG, 2012)

The Plan includes a section affirming that the Council will have regard to the draft Guidelines and any updated version when assessing relevant cases. The purpose of these draft Guidelines is to provide practical guidance to Planning Authorities and An Bord Pleanála on procedural and technical issues arising from the requirement to carry out an Environmental Impact Assessment (EIA) in relevant cases. It is envisaged that the Guidelines will result in greater consistency in the methodology adopted by consent authorities. The guidance should also assist Developers, EIA practitioners, NGOs and other participants in the planning process.

Development Contributions-Draft Guidelines for Planning Authorities (DECLG, 2012)

The purpose of these Guidelines is to provide updated guidance on the drawing up of development contributions to reflect the radical economic changes that have impacted across all sectors since guidance last issued in 2007. While it is recognised that the adoption of Development Contribution Schemes is a reserved function of the Elected Members of each Planning

Authority, one of the outputs of the new guidance should be a greater level of consistency in Development Contribution Schemes on a national basis providing enhanced clarity to inform investment decisions across different local authority areas. The Council will have regard to the Guidelines in the preparation of the Development Contribution Scheme.

Proposed Amendments to

Volume 2

Record of Protected Structures

NIAH No.	Location	Type of structure	Draft Plan Status	Proposed Amendment
15701118	Ballinclay	Farm house	Proposed Protected Structure	Do not add to RPS
15704401	Kilhile	Stewards house	Proposed Protected Structure	Do not add to RPS
15703231	Kyle Upper	Workers cottage	Proposed Protected Structure	Do not add to RPS
15704873	Butlerstown	House	Proposed Protected Structure	Do not add to RPS
15703703	Killurin	Curate's house	Proposed Protected Structure	Do not add to RPS
15704819	Churchtown	Farm house	Proposed Protected Structure	Add main house only
15702915	MacMurroughs	Workers house	Proposed Protected Structure	Do not add to RPS
15701923	Pullingstown Big	Curate's house	Proposed Protected Structure	Do not add to RPS
15704510	Coleman	House	Proposed Protected Structure	Do not add to RPS
15704309	Walsheslough	House	Proposed Protected Structure	Do not add to RPS
15601073	Gorey Corporation Lands	Office	Proposed Protected Structure	Do not add to RPS
15704726	Oldhall	House	Proposed Protected Structure	Do not add to RPS
15703318	Ballylemin	Curate's house	Proposed Protected Structure	Do not add to RPS
15704311	Walsheslough	House	Proposed Protected Structure	Do not add to RPS
15704310	Walsheslough	House	Proposed Protected Structure	Do not add to RPS
15704313	Bearlough	House	Proposed Protected Structure	Do not add to RPS
15703751	Tikillin	Workers house	Proposed Protected Structure	Do not add to RPS
15701811	Rathduff	Farm house	Proposed Protected Structure	Do not add to RPS

NIAH No.	Location	Type of structure	Draft Plan Status	Proposed Amendment
15705302	Churchtown	Farm house	Proposed Protected Structure	Do not add to RPS
15701518	Tomgarrow	Farm house	Proposed Protected Structure	Do not add to RPS
15702648	Ballynastraw	Farm house	Proposed Protected Structure	Do not add to RPS
15701617	Balcarrig	Farm house	Proposed Protected Structure	Do not add to RPS
15704314	Bearlough	House	Proposed Protected Structure	Do not add to RPS
15702905	Mountelliott	Tunnel	Proposed Protected Structure	Do not add to RPS
15601097	Gorey Corporation Lands	Covent	Proposed Protected Structure	Do not add to RPS
15601105	Gorey Corporation Lands	House	Proposed Protected Structure	Do not add to RPS
15701224	Kilbride	Chimney	Proposed Protected Structure	Add chimney only
15703316	Ballymore	House	Proposed Protected Structure	Do not add to RPS
15701610	Tobergal	Farm house	Proposed Protected Structure	Do not add to RPS
15703507	Ballynabola	Farm house	Proposed Protected Structure	Do not add to RPS
15700925	Ballyrankin	Farm house	Proposed Protected Structure	Do not add to RPS
15704201	Cools	Farm house	Proposed Protected Structure	Do not add to RPS
15612023	Ferns Lower	Farm house	Proposed Protected Structure	Do not add to RPS
15703324	Ballynaclash	House	Proposed Protected Structure	Do not add to RPS
15704624	Ambrosetown	Farm house	Proposed Protected Structure	Do not add to RPS
15701206	Coolnahinch	Farm house	Proposed Protected Structure	Do not add to RPS

NIAH No.	Location	Type of structure	Draft Plan Status	Proposed Amendment
15701124	Ballydaniel	Farm house	Proposed Protected Structure	Do not add to RPS
15703418	Ballylane West	Farm house	Proposed Protected Structure	Do not add to RPS
15702019	Solsborough	Gate Lodge	Proposed Protected Structure	Do not add to RPS
15703335	Ballinesker	House	Proposed Protected Structure	Do not add to RPS
15601041	Gorey Corporation Lands	House	Proposed Protected Structure	Do not add to RPS
15701940	Blackcastle Demesne	Millers House	Proposed Protected Structure	Do not add to RPS
WCC0614	Ramstown Lower	Workhouse	Retain on RPS. This structure is duplicated on the list of structures proposed for retention. It is covered by WCC0217 and WCC0614.	Delete WCC0614 from RPS.
WCC0673	Castleboro House	Country House	This structure is duplicated on both the list of structures proposed for retention on the RPS, and the list of structures proposed for addition to the RPS.	Retain the structure on RPS, and remove it from the list of structures proposed for addition.
WCC0205	Gorey Corporation Lands	House	This structure is duplicated on both the list of structures proposed for retention on the RPS, and the list of structures proposed for addition to the RPS.	Retain the structure on RPS, and remove it from the list of structures proposed for addition.

Proposed Amendments to

Volume 3

Landscape Character Assessment

Insert reference in Section 1.3.1 on Page 6 of the Landscape Character Assessment to include Lacken Hill as a Landscape of Greater Sensitivity.

Amend Map No. 11 'Landscape Units and Features' to include Lacken Hill as a Landscape of Greater Sensitivity.

Proposed Amendments to

Volume 4

Retail Strategy

Amend Section 6 Capacity Assessment. The entire chapter has been reproduced to allow for the changes, which are highlighted in yellow, to be read in context.

Section 6 Capacity Assessment

6.0 Introduction

This section of the Retail Strategy has been carried out by RPS Planning & Environment who were commissioned by Wexford County Council to undertake the capacity assessment for the County Retail Strategy. The assessment is set out under the following sections; baseline information and methodology, broad capacity assessment and conclusion.

6.1 Baseline Information and Methodology

As part of the review of the 2005 Retail Strategy and 2007 review (herein referred to as previous Retail Strategy) and preparation of the 2013 Draft Retail Strategy, the following baseline information was examined:-

- Existing population and population growth trends as provided;
- Existing and emerging retail floorspace as provided; and
- Statistical sources used to inform the future retail capacity within the County.

6.1.1 Existing Population and Population Growth Trends

Since the previous Retail Strategy was prepared, more up-to-date statistics have become available. These include:

- Preliminary Results of the 2011 Census;
- National and regional population targets.

The population growth allocations included within the Retail Strategy were prepared by the Planning Department. The county was divided up according to the retail catchments of Wexford Town, Enniscorthy, New Ross and Gorey. The catchments were based on the trends observed from both the household and shopper surveys and local knowledge on shopping patterns. The catchment analysis demonstrated

that Wexford Town maintains its position as the hub and the primary retail centre in the county with 38% of the county population falling within its catchment. New Ross, Enniscorthy and Gorey accounted for 17%, 23% and 22% respectively, confirming their position at level two in the county retail hierarchy.

The future allocation of population for the four towns and the district towns within each of the four catchments were based on the population allocations within the core strategy for the period 2013-2022. The future population of areas outside those listed in the core strategy was assumed to grow equally at the growth rate for the remainder of the County for the period 2011-2019.

6.1.2 Existing and Emerging Retail Floorspace

In order to establish the quantum of existing and emerging floorspace with planning consent in the County, a review of existing retail applications was undertaken by the Planning Department. Floorspace data has been compiled through an extensive survey carried out by the Planning Department at the end of 2011/beginning of 2012.

All floorspace indicated in the capacity assessment is net retail floorspace unless otherwise stated.

6.1.3 Statistical Sources Used to Inform Existing and Future Retail Capacity within the County

The following statistical sources were used to provide a broad capacity assessment of the requirement for additional convenience and comparison retail floorspace:

- Annual Services Inquiry 2009, (September 2011);
- County Incomes and Regional GDP 2009, (February 2012);
- Medium Term Fiscal Statement, (November 2011); and
- ESRI Mid-Term Review 2008 - 2015, (May 2008).

These sources have been examined and inform the broad capacity assessment for retail floorspace. This capacity assessment provides an overview of the floorspace capacity in the County based on population and expenditure growth estimates, turnover ratio estimates, gross additional expenditure and future sources of retail sales.

The key inputs and outputs to the capacity assessment are a derivation of the following:

- Step 1: Population and Expenditure Estimates;
- Step 2: Turnover Estimates;
- Step 3: Turnover Ratios;
- Step 4: Gross Additional Expenditure Potential;
- Step 5: Future Sources of Retail Sales; and
- Step 6: Capacity Potential.

6.2 Broad Capacity Assessment

~~As set out in the current RPG a key matter which should be included in development plans is a broad assessment of the additional retail floorspace required over their lifetime.~~ This section of the Retail Strategy for the County will provide a broad floorspace capacity assessment which will assist the Council in making the necessary provision to facilitate new retail floorspace.

This assessment is based on the population at 2011 and population forecasts for 2013, 2019 (end of the development plan period), and 2022, (end of the SERPG horizon). This assessment takes account of updated retail floorspace information and retail planning consents which have not been delivered. The capacity assessment enables a quantification of the type and amount of additional retail floorspace that will be required in order to accommodate expenditure growth within the County **and for the four main towns of the county (Wexford, Enniscorthy, New Ross and Gorey).** This assessment illustrates the total potential amount spent by residents in the County on retail goods. However, how much of that spend is retained within the County is dictated by factors such as scale of the existing retail floorspace, quality of goods sold, nature of sales, turnover efficiency, distribution of the population, travel times, accessibility and location of similar competing developments or centres.

The purpose of the capacity assessment is to indicate the quantum of additional floorspace that can be absorbed by the projected additional expenditure available

within the County and for the four main towns of the county (Wexford, Enniscorthy, New Ross and Gorey).

Capacity assessments take into consideration existing retail floorspace, granted retail schemes which are due to be developed and increases in turnover efficiency. Steps necessary to undertake the assessment include determining the population and expenditure estimates of the County, turnover estimates of existing and new floorspace, gross additional expenditure and sources of future retail sales.

Table 51 shows the existing floorspace (excluding vacant) in Wexford County at the end of 2011. Convenience floorspace equates to 28.1% of the overall retail floorspace, comparison floorspace comprises 39.6% of the floorspace, while retail warehousing (bulky goods) make up 32.3% of the total. Detail is also provided for the four main town catchments.

Table 51 Existing Floorspace County Wexford

	Convenience Existing	Comparison Existing	Bulky Existing	Overall Existing
Wexford Town	13,945	33,160	18,348	65,453
Gorey	9,807	14,008	9,318	33,133
New Ross	9,669	5,012	14,586	29,267
Enniscorthy	8,010	9,920	3,909	21,839
Bunclody	1,373	1,905	0	3,278
Castlebridge	439	254	1,648	2,342
Courtown	328	0	0	328
Kilrane/Rosslare	1,445	144	520	2,108
Wellington Bridge	1,057	546	4,634	6,237
County Wexford Total 2011	46,073	64,949	52,963	163,985
Wexford Catchment	16,885	34,104	25,150	76,139
Enniscorthy Catchment	9,383	11,825	3,909	25,117
New Ross Catchment	9,669	5,012	14,586	29,267
Gorey Catchment	10,135	14,008	9,318	33,461

Note: This table includes the retail provision in the above listed settlements only.

6.2.1 Population and Expenditure Estimates

The first step is to calculate the total amount of expenditure on convenience and comparison goods by the resident population of the County for 2013, 2019 and 2022. It is important to note that since the 2007 Wexford Retail Strategy was prepared there has been a significant downturn in the Irish economy which requires to be taken into account in the capacity assessment. The assessment, therefore, incorporates latest economic forecasts which reflect/respond to the very changed economic conditions that prevailed at the beginning of 2012.

To derive the overall retail spend for the County, the estimated per capita levels of expenditure are multiplied by the County population targets. The per capita expenditure estimates for comparison and convenience goods are derived from the CSO's 2009 Annual Services Inquiry (ASI), the latest year for which information is available (released September 2011). Per capita expenditure estimates for convenience and comparison goods are projected forward based on recent personal consumption growth estimates from the Medium Term Fiscal Status (November 2011) and the ESRI Medium Term Review 2008-2015.

The analysis of retail expenditure is only concerned with expenditure that occurs within retail outlets: i.e. expenditure related to retail floorspace only. As a result, the per capita expenditure figures exclude expenditure that does not occur in retail outlets e.g. via the internet as well as markets and stalls.

Both convenience and comparison expenditure per capita ratios are derived based on a 2009 price year. The per capita expenditure ratios for comparison goods for 2013, 2019 and 2022 are presented in Table 52 below. The per capita expenditure figures are calculated using projected annual growth rates for per capita convenience and comparison expenditure between 2013 and 2022. The expenditure by the resident population of Wexford **and catchments for the four main towns is** outlined in Table 52.

Table 52 Expenditure by the Resident Population of Wexford and Catchments (2009 prices, €m)

	2011	2013	2019	2022
	Population	Population	Population	Population
County Wexford	145,320	149,617	161,074	166,083
Wexford Catchment	55,727	57,594	62,484	64,626
Enniscorthy Catchment	33,042	33,864	36,148	37,147
New Ross Catchment	24,504	25,294	27,280	28,140
Gorey Catchment	32,048	32,865	35,162	36,169
	Per Capita Expenditure	Per Capita Expenditure	Per Capita Expenditure	Per Capita Expenditure
Per Capita Convenience	€3,429	€3,464	€3,795	€4,027
Per Capita Comparison	€3,325	€3,358	€3,782	€4,097
	Expenditure Estimates Convenience	Expenditure Estimates Convenience	Expenditure Estimates Convenience	Expenditure Estimates Convenience
County Wexford	€498.4	€518.2	€611.3	€668.8
Wexford Catchment Area	€191.1	€199.5	€237.1	€260.3
Enniscorthy Catchment Area	€113.3	€117.3	€137.2	€149.6
New Ross Catchment Area	€84.0	€87.6	€103.5	€113.3
Gorey Catchment Area	€109.9	€113.8	€133.4	€145.7
	Expenditure Estimates Comparison	Expenditure Estimates Comparison	Expenditure Estimates Comparison	Expenditure Estimates Comparison
County Wexford	€483.2	€502.5	€609.2	€680.4
Wexford Catchment Area	€185.3	€193.4	€236.3	€264.8
Enniscorthy Catchment Area	€109.9	€113.7	€136.7	€152.2
New Ross Catchment Area	€81.5	€84.9	€103.2	€115.3
Gorey Catchment Area	€106.6	€110.4	€133.0	€148.2
Note: Per Capita Expenditure Estimates for County Wexford (€, 2009 Prices)				

It is estimated that convenience and comparison expenditure will remain flat for 2012, rising slightly by 1% for 2013 and then rising modestly by 1.6% for convenience spending, and a slightly higher 2.0% for comparison expenditure to 2019 as the economy improves.

The ASI figures for 2008 and 2009 show that comparison expenditure fell faster than convenience expenditure, which has had a greater impact on the per capita expenditure for comparison goods. This is not unexpected as comparison expenditure is more discretionary (clothes, footwear etc.) compared to convenience expenditure which relates mainly to weekly food and beverage shopping. Indeed the overall proportion of comparison expenditure fell from 52.9% of the total retail expenditure in 2008 to 49.2% in 2009, while convenience expenditure increased from 47.1% of total retail expenditure in 2008 to 50.8% in 2009. It is also worth noting that the Indices of Disposable Income Per Person show that Wexford's per capita expenditure has fallen to 92.8% (in 2009) of the overall average for the state compared to 96.7% of the overall average for the state in 2008.

6.2.2 Turnover Estimates

The current turnover of retail outlets in the County can be estimated by using the expenditure potential of the County's population and information on inflows and outflows of expenditure from the County area. Retail expenditure is not limited by county boundaries and more often than not no county will retain all the available expenditure as shoppers will use different centres outside the county at different times and for different purposes. This is particularly so with Wexford and its close proximity to centres such as Waterford, Kilkenny, Carlow, Arklow and Dublin.

Current inflows and outflows of convenience and comparison expenditure are informed through consumer surveys by face to face (household shopper surveys) and on-street (shopper street surveys). Household shopper surveys enable an estimate of the amount of expenditure retained within an area. This estimate is commonly referred to as an area's market share. Shopper street surveys enable an estimate to be made on the amount of expenditure which originates from outside an area. This is normally referred to as an area's trade draw.

Market share is the proportion of retail expenditure by persons living in an area that is spent and retained in the area. It is normally assumed to be higher for convenience goods than for comparison shopping.

Trade draw is the proportion of retail expenditure to an area that is derived from residents from outside of the area. Higher trade draw is typically a characteristic of centres that are higher in the retail hierarchy.

The household and shopper surveys, presented in Section 3, enable the estimation of the extent of expenditure on goods in retail outlets in the County. They allow an estimate of the total amount of turnover for retail outlets in the County or, put another way, the total amount of expenditure on goods sold by retailers in the County to be derived.

According to the household surveys an estimated 95.2% of convenience expenditure (market share) by the resident population is spent in retail outlets located in the County. Of the residents doing their main food shopping outside the County, the majority of this expenditure leakage was to Waterford City and Arklow.

The comparison market share of resident's expenditure is 72.2%. It is evident that the majority of the leakage was accounted by Waterford City, Arklow and Dublin (including Dundrum Town Centre).

According to the shopper surveys an average of 11.2% of respondents were from outside the County, of whom 36.7% shopped regularly within the county. Of the non-resident respondents approximately half were in the County for either convenience or comparison shopping purposes. Taking these figures and adding them to estimated tourist spending figures results in a trade draw of 9.3% for convenience turnover and 8.3% of comparison turnover in 2011.

It is estimated that the overall market share and trade draw will alter over the period of the study as market forces shape retailing and new and improved retail formats come on stream to meet rising consumer expectations.

6.2.3 Projected Turnover of Retail Outlets

The derived market share and trade draw assumptions from the 2011 household and shopper surveys have been incorporated in Table 53 which provides the estimation

of turnover in retail floorspace in the County over the period to 2022.

To calculate turnover, the amount spent by Wexford residents in retail outlets located outside the area (leakage) is subtracted from the total amount of potential retail expenditure by these residents. To this is added the additional expenditure which is due to people living outside the County. The combination of these deductions and additions provides the derived total turnover of retail outlets located in the County. This is the process used in calculating the turnover figures presented for 2011, 2013, 2016 and 2022 in Table 53 for both convenience and comparison floorspace. **Table 53 also informs the county towns' allocation outlined in tables 54 and 55 as well as tables 58 and 59.**

It is anticipated that tourism spending will increase, in line with Fáilte Ireland forecasts, which will increase spending from this sector. It is also assumed that over time it will become less attractive for shoppers to travel long distances due to increases in the costs of travel.

Table 53 Projected Turnover from Retail Outlets Located in County Wexford (2009 prices, €m)

2011	Convenience		Comparison	
Resident Expenditure		498.4		483.2
Less Expenditure Outflow	4.8%	23.9	27.8%	134.3
Spend by Resident on Outlets in County		474.4		348.9
Add Imported Expenditure	9.3%	48.6	8.3%	40.1
Spend in Retail Outlets in Catchment		523.1		380.5
2013				
Resident Expenditure		518.2		502.5
Less Expenditure Outflow	4.8%	24.9	27.8%	139.7
Spend by Resident on Outlets in County		493.4		362.8
Add Imported Expenditure	9.6%	52.4	8.6%	43.2
Spend in Retail Outlets in Catchment		545.8		396.9
Growth between 2011 and 2013		22.7		16.5
2019				

Resident Expenditure		611.3		609.2
Less Expenditure Outflow	2.4%	14.7	25.5%	155.3
Spend by Resident on Outlets in County		596.6		453.9
Add Imported Expenditure	10.2%	62.3	8.9%	54.2
Spend in Retail Outlets in Catchment		664.3		498.2
Growth between 2013 and 2019		118.6		101.3
2022				
Resident Expenditure		668.8		680.4
Less Expenditure Outflow	2.4%	16.1	22.5%	153.1
Spend by Resident on Outlets in County		652.8		527.3
Add Imported Expenditure	10.5%	70.2	9.2%	62.6
Spend in Retail Outlets in Catchment		729.4		580.8
Growth between 2019 and 2022		65.0		82.6

6.2.4 Turnover Ratios

The turnover figures for 2011 set out in Table 53 are an estimate of the amount of expenditure that will be sustained by the estimated amount of floorspace in the County at the beginning of the Retail Strategy period. For example, in 2011, the County has approximately 46,072 sq m of convenience floorspace that was generating turnover of €523.1m and approximately 117,912 sq m of comparison (including bulky goods) floorspace that was generating turnover of €380.5m. Looking at the indicative turnover ratios (turnover divided by floorspace) this would imply convenience sector turnover of €11,353 per sq m while average comparison turnover ratios are calculated to be approximately €3,291 per sq m.

With regards to the convenience turnover ratio, with a mixture of both older and modern formats, a figure of €11,500 per sq m has been used. From this the convenience floorspace is under trading slightly.

The comparison floorspace comprises some 64,950 sq m of 'mainstream' comparison floorspace and 52,963 sq m of retail warehousing (bulky goods) floorspace. In the past a split of 80:20 between 'mainstream' comparison and bulky goods has been used. Over the past 10 years the proportion of bulky goods

spending has been increasing with the development of retail warehousing parks as well as the inclusion of 'mainstream' comparison goods within some retail warehouse parks. In addition the overall proportion of bulky goods floorspace as a percentage of the comparison floorspace has been increasing. Therefore it is considered appropriate to assume a 75:25 mainstream comparison: bulky goods split which would result in a turnover ratio for mainstream comparison floorspace of €4,392 per sq m and €1,795 per sq m for bulky goods floorspace. Industry standards suggest that a figure of €4,500 turnover ratio for mainstream comparison floorspace and a figure of €2,500 for bulky goods floorspace would be appropriate (Cork Retail Strategy). From these assumptions, it would appear that the 'mainstream' comparison floorspace is trading at near equilibrium, while bulky goods floorspace is undertrading by a significant degree, indicating an oversupply of retail warehousing floorspace at a county level.

6.2.5 Gross Additional Expenditure Potential

Using the derived turnover estimates, it is possible to estimate the growth in spare expenditure capacity that will occur in the County **and for the four major towns of Wexford, Enniscorthy, New Ross and Gorey** between 2011-2013 and 2013-2019, with 2022 provided to give a longer term picture. This is illustrated in Tables 54 and 55.

Table 54 Gross Spare Expenditure Capacity in County and Catchments (2009 prices, €m)

	Convenience €m	Comparison Mainstream €m	Bulky €m
Wexford County			
Growth between 2011 and 2013	22.7	12.3	4.1
Growth between 2013 and 2019	118.6	76.0	25.3
Growth between 2019 and 2022	65.0	61.9	20.6
Growth between 2011 and 2022	206.3	150.2	50.1
Wexford Catchment			
Growth between 2011 and 2013	9.5	5.2	1.7
Growth between 2013 and 2019	47.6	30.4	10.1
Growth between 2019 and 2022	26.1	24.5	8.2
Growth between 2011 and 2022	83.2	60.1	20.0
Enniscorthy Catchment			
Growth between 2011 and 2013	4.6	2.5	0.8
Growth between 2013 and 2019	25.6	16.5	5.5
Growth between 2019 and 2022	14.0	13.6	4.5
Growth between 2011 and 2022	44.2	32.5	10.8
New Ross Catchment			
Growth between 2011 and 2013	4.1	2.2	0.7
Growth between 2013 and 2019	20.3	13.0	4.3
Growth between 2019 and 2022	11.1	10.5	3.5
Growth between 2011 and 2022	35.4	25.7	8.6
Gorey Catchment			
Growth between 2011 and 2013	4.5	2.5	0.8
Growth between 2013 and 2019	25.1	16.2	5.4
Growth between 2019 and 2022	13.8	13.3	4.4
Growth between 2011 and 2022	43.5	31.9	10.6

Source: Table 53

Table 55 Gross Spare Expenditure Capacity in County and Catchments (sq m)

	Convenience Sq m	Comparison Sq m	Comparison (Bulky) Sq m
Wexford County			
Growth between 2011 and 2013	1,931	2,690	1,614
Growth between 2013 and 2019	9,523	15,587	9,352
Growth between 2019 and 2022	5,068	12,333	7,400
Growth between 2011 and 2022	16,523	30,610	18,366
Wexford Catchment			
Growth between 2011 and 2013	809	1,127	676
Growth between 2013 and 2019	3,825	6,229	3,737
Growth between 2019 and 2022	2,034	4,888	2,933
Growth between 2011 and 2022	6,668	12,243	7,346
Enniscorthy Catchment			
Growth between 2011 and 2013	391	544	327
Growth between 2013 and 2019	2,053	3,381	2,028
Growth between 2019 and 2022	1,095	2,702	1,621
Growth between 2011 and 2022	3,539	6,628	3,977
New Ross Catchment			
Growth between 2011 and 2013	346	482	289
Growth between 2013 and 2019	1,626	2,659	1,595
Growth between 2019 and 2022	862	2,095	1,257
Growth between 2011 and 2022	2,835	5,236	3,141
Gorey Catchment			
Growth between 2011 and 2013	385	537	322
Growth between 2013 and 2019	2,019	3,319	1,992
Growth between 2019 and 2022	1,077	2,647	1,588
Growth between 2011 and 2022	3,481	6,503	3,902

Source: Table 54 and Turnover ratios

6.2.6 Future Sources of Retail Sales

The Gross Spare Expenditure figures that have been estimated for the County are gross estimates and need to be adjusted to take account of vacant retail floorspace and expenditure that may occur via new retail developments (extant planning permissions) that are due to come on stream post 2013, and through increases in turnover efficiency of existing and future floorspace. All of these future sources of spend have been factored into the derivation of the net expenditure that is available for additional retail floorspace. Turnover efficiency of existing floorspace needs to be taken into account as well.

Vacant Floorspace

The amount of vacant floorspace in Wexford and for the four major towns of Wexford, Enniscorthy, New Ross and Gorey is set out in Table 56. Overall there was some 34,348 sq m of vacant retail floorspace comprising 5,434 sq m of convenience floorspace (15.8% of vacant retail floorspace), 18,035 sq m of comparison floorspace (52.5% of vacant retail floorspace), and 10,880 sq m of retail warehousing floorspace (31.7% of vacant retail floorspace).

The convenience floorspace vacancy rate was 10.5%, while the comparison floorspace vacancy rate was 27.7%. The retail warehousing vacancy rate was 17.0%. The four major towns of the County accounted for the vast majority of the vacant retail floorspace at 94.7%. Wexford Town accounted for some 56% of all vacant retail floorspace, followed by New Ross (19.9%), Gorey (12.1%), and Enniscorthy (6.7%).

Table 56 Vacant Retail Floorspace

	Convenience Vacant	Comparison Vacant	Retail Warehousing Vacant	Overall Floorspace Vacant
Wexford Town	3,383	8,854	7,012	19,249
Gorey	88	3,820	235	4,143
New Ross	318	4,100	2,405	6,823
Enniscorthy	636	1,226	454	2,316
Bunclody	87	34	774	895
Castlebridge	0	0	0	0
Courtown/Riverchapel	98	0	0	98
Kilrane/Rosslare	824	0	0	824
Wellington Bridge	0		0	0
County Wexford Total	5,434	18,035	10,880	34,348
Wexford Catchment	4,207	8,854	7,012	20,073
Enniscorthy Catchment	723	1,260	1,228	3,211
New Ross Catchment	318	4,100	2,405	6,823
Gorey Catchment	186	3,820	235	4,241

Source: Wexford County Council Retail Floorspace Survey 2011

It is important that vacant retail floorspace located in the core retail areas of towns is included in the assessment of new proposals as well as extension of time applications.

Extant Planning Permissions

The freeze date for extant planning permissions incorporated in the capacity assessment is the end of 2011. There was planning consent for an additional **86,765 sq m** of net retail floorspace comprising in the order of 18.9% of convenience, 54.8% comparison and 26.2% retail warehousing (bulky) goods floorspace. The vast majority of extant permissions (89%) are accounted for within the four major towns as follows. Wexford Town accounted for 43.1%, Gorey 33.1%, New Ross 8.8%, and Enniscorthy 4.0%. It is worth noting that 30% of the overall extant floorspace of the County is accounted for by the proposed Trinity Wharf development in Wexford

Town. Overall 13 no. significant extant applications (over 1,000 sq m net comparison 500 sq m net convenience) comprise 75,216 sq m or 86.7% of the total extant floorspace. It is important that extension of time applications are assessed using a rigorous application of the sequential test, updated zoning objectives since they were permitted and also to account for the Retail Planning Guidelines 2012.

Table 57 Extant Permissions County Wexford

	Convenience Extant	Mainstream Comparison Extant	Retail Warehousing Extant	Overall
Wexford Town	4,636	28,097	4,637	37,370
Gorey	6,397	4,245	18,107	28,749
New Ross	3,220	4,393	0	7,613
Enniscorthy	202	3,280	0	3,482
Bunclody	990	272	0	1,262
Castlebridge	0	2,849	0	2,849
Courtown/Riverchapel	0	1,914	0	1,914
Kilrane/Rosslare	0	526	0	526
Wellington Bridge	1,000	2,000		3,000
County Wexford Total	16,445	47,576	22,744	86,765
Wexford Catchment	2,818	16,736	2,319	43,745
Enniscorthy Catchment	596	1,776	0	4,744
New Ross Catchment	1,610	2,197	0	7,613
Gorey Catchment	3,198	3,080	9,053	30,663

Source: Wexford County Council Retail Survey 2011

It is also important to consider whether retail developments proposed during the period are reflective of the current economic and retail climate. There has been little progress on the outstanding granted permissions that were not already under construction, which is a direct consequence of the effects of the current economic recession. It is not a trend that is unique to County Wexford but one which prevails across the Country. Over the period to 2019, it is unlikely that all of the grants will be developed out and trading and a number are likely to re-emerge but reduced in scale

to reflect the current economic climate. For the purposes of the capacity assessment, it has been assumed that 50% of the extant floorspace could be fully trading and capturing expenditure potential at 2019. This assumption has been incorporated in the broad assessment of the requirement for additional retail floorspace at County level and for the four major towns of Wexford, Enniscorthy, New Ross and Gorey.

Turnover Efficiency

Over time, the efficiency of comparison and convenience floorspace is assumed to increase by 1% per annum. It is anticipated that the existing floorspace will account for capacity equating to some 4,933 sq m of convenience floorspace, 6,954 sq m of comparison floorspace, and 5,671 sq m of retail warehousing (bulky goods) floorspace.

6.3 Capacity Potential

From the estimates of gross additional expenditure potential in Table 55, the expenditure accounted for by the extant planning permissions and turnover efficiency growth is subtracted to give the net capacity for the County and for the four major towns of Wexford, Enniscorthy, New Ross and Gorey. Given the high levels of vacant floorspace (10.5% for convenience floorspace, 21.7% comparison floorspace and 17% bulky goods floorspace), it is considered appropriate that this is taken into account as well at County level and for the four main towns. In this regard a vacancy rate of between 5% is considered reasonable to enable choice and competition in the retail market.

The Council will have regard to the findings of the capacity assessment in assessing planning applications, however when considering any individual planning proposal in any town the applicant will be required to demonstrate in the RIA that the floorspace is appropriate having regard to the quantum of floorspace required in that town. The RIA shall take account of the particular catchment, extant permissions and their likelihood of being implemented and vacancies in the individual towns. 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.

The final part of the capacity assessment is to determine the amount of floorspace that is required to accommodate this anticipated increase in expenditure over the timescale of the Retail Strategy and forward to 2022. This is achieved by applying 2009 Price Year turnover ratios to the expenditure figures. For the convenience and comparison floorspace, turnover ratios for 2013, 2019 and 2022 have been used. Applying these turnover ratios to the net expenditure capacity growth provides the estimates of the net floorspace potential available in the County **and for the four main towns**. Given the levels of vacant and extant floorspace available, it is considered appropriate to provide a two stage approach to the net spare capacity. Table 58 shows the net spare expenditure capacity **when turnover efficiency growth only** is subtracted from gross expenditure potential in Table 58 while Table 59 shows the final net space expenditure capacity when all factors are included.

Table 58 Net Spare Expenditure Capacity in County (Turnover Efficiency) (sq m)

	Convenience Sq m	Comparison Sq m	Comparison (Bulky) Sq m
<u>Wexford County</u>			
Growth between 2011 and 2013	1,024	1,410	571
Growth between 2013 and 2019	6,853	11,823	6,283
Growth between 2019 and 2022	3,713	10,422	5,842
Growth between 2011 and 2022	11,590	23,656	12,695
Wexford Catchment			
Growth between 2011 and 2013	476	455	180
Growth between 2013 and 2019	2,846	4,252	2,280
Growth between 2019 and 2022	1,537	3,885	2,193
Growth between 2011 and 2022	4,860	8,592	4,653
Enniscorthy Catchment			
Growth between 2011 and 2013	206	311	250
Growth between 2013 and 2019	1,509	2,695	1,802
Growth between 2019 and 2022	819	2,355	1,506
Growth between 2011 and 2022	2,534	5,362	3,558
New Ross Catchment			
Growth between 2011 and 2013	155	383	2
Growth between 2013 and 2019	1,066	2,368	750
Growth between 2019 and 2022	578	1,948	828
Growth between 2011 and 2022	1,799	4,699	1,580
Gorey Catchment			
Growth between 2011 and 2013	186	261	138
Growth between 2013 and 2019	1,432	2,508	1,452
Growth between 2019 and 2022	779	2,235	1,314
Growth between 2011 and 2022	2,396	5,003	2,904

Note: Vacant and extant permissions not subtracted from Table 55. **These figures include a percentage of leakage for comparison shopping and it is the aim of the Council to get some of this leakage back.**

As noted above vacancy rates and extant permissions also need to be taken into account. Reducing vacancy rates to a more sustainable rate (5%) would result in a capacity requirement of the order of 8,460 sq m convenience floorspace, 8,869 sq m in comparison floorspace, and 4,464 sq m for bulky goods floorspace up to 2022 for the entire County. Vacancy rates applicable to the individual towns were incorporated into the figures.

Table 59 Net Spare Expenditure Capacity in County to 2022 (sq m)

	Convenience Sq m	Comparison Sq m	Comparison (Bulky) Sq m
Wexford County			
Capacity between 2011 and 2019	2,201	-6,054	-2,948
Capacity between 2019 and 2022	-1,963	-8,865	-3,960
Capacity between 2011 and 2022	237	-14,919	-6,908
Wexford Catchment			
Capacity between 2011 and 2019	232	-7,236	-1,576
Capacity between 2019 and 2022	-1,553	-8,057	-1,843
Capacity between 2011 and 2022	-1,321	-15,293	-3,420
Enniscorthy Catchment			
Capacity between 2011 and 2019	1,290	1,784	1,536
Capacity between 2019 and 2022	394	1,132	990
Capacity between 2011 and 2022	1,684	2,916	2,526
New Ross Catchment			
Capacity between 2011 and 2019	499	-272	-86
Capacity between 2019 and 2022	-144	-1,075	-10
Capacity between 2011 and 2022	355	-1,347	-96
Gorey Catchment			
Capacity between 2011 and 2019	179	-332	-2,821
Capacity between 2019 and 2022	-660	-865	-3,097
Capacity between 2011 and 2022	-482	-1,196	-5,919

Note: Gross capacity minus turnover efficiency, vacancy rates (to 5%) and extant permissions (50%).

Table 59 assumes that the vacant floorspace uptake and extant permissions will absorb further the net capacity outlined in Table 58 on a 50:50 basis between the periods 2011-2019 and 2019 and 2022, (to accord with the Development Plan period). It is noted that the proportions may alter with prevailing market conditions.

The issue of extant permissions (and the granting of extension of time applications) to significant retail developments needs to be carefully considered against updates to national Retail Planning Guidance, and also changes to Development Plan (particularly zoning) policy. As highlighted above, a relatively small number of extant permissions (13 in total) account for the vast majority (86.7%) of the overall extant floorspace of 86,765 sq m. This is noted in tandem with an understandable current reluctance in the market to implement significant permissions on key sites.

At the same time, it is not the purpose of the Retail Strategy to limit competition, and therefore there is an obligation to consider robust quantitative and qualitative arguments for renewal and investment in new floorspace where it can be demonstrated that there would not be a material negative impact on existing floorspace (less than 5% trade diversion from existing floorspace).

6.4 Conclusions

Since the preparation of the 2005 Retail Strategy and the 2007 Review, the County has witnessed a considerable improvement in the competitiveness of its retail offer. The downturn in the economy since 2008 has resulted in a reservoir of vacant retail floorspace throughout the county. In the interests of sustainability, it is considered appropriate that potential floorspace capacity over the period of this strategy is used to reduce the levels of vacant floorspace. It was also found that some extant permissions have a role in the residual capacity for additional retail floorspace.

The figures presented in the capacity assessment provide a broad assessment of the requirement for additional new floorspace. They should thus be taken as indicative and as guidance on the quantum that will be required and are in no way intended to be prescriptive. It is not the purpose of the capacity assessment to place a cap on the scope for future retail developments in the County. In developing the

Retail Strategy's objectives the capacity assessment is viewed in the context of the following factors and issues:

- The strengths and weaknesses of the County's retail profile and how these are best harnessed and addressed respectively;
- The actions required to sustain and grow retail activity particularly in the light of the increasing attraction of Dublin for residents in the north of the County;
- How to address the issue of vacant retail floorspace;
- Qualitative improvements to the four main town centres; and
- How extant permissions are managed in light of new zoning designations and application of sequential test.

The issue of extant permissions (and the granting of extension of time applications) to significant retail developments needs to be carefully considered against updates to national Retail Planning Guidance, and also changes to Development Plan (particularly zoning) policy.

Amend Objective 4 on page 146 as follows:

The Planning Authority will 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 floor space is appropriate having regard to the quantum of floor space required in that town. The Retail Impact Assessment shall take account of the ~~particular~~ **population of** the 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 floor space 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 profile.

Amend Objective 8 on page 147 as follows:

It is an objective of the Council that proposals for large scale retail development will be favourably considered where they:

- ~~are accessible by public and private transport;~~
- provide safe and easy access for **motorists**, pedestrians, cyclists and disabled persons **people with specific design needs;**
- **will not adversely affect the efficiency of the national road network and key junctions and interchanges and that it can be demonstrated that traffic volumes can be accommodated within the design assumptions for such roads;**
- **be are of a high design standard and satisfactorily integrate with the surrounding built environment;**
- do not negatively impact on the flow of vehicular traffic either in the immediate vicinity or the wider area of development;
- ~~be~~ are of a scale appropriate to its location.

Proposed Amendments to

Volume 5

Wind Energy Strategy

Amend Map No. 5 ‘Landscape Character Assessment’ to include Lacken Hill as a Landscape of Greater Sensitivity.

Amend third bullet point on page 2 as follows:

Work towards a target of ~~300~~ **255** MW of wind energy, to enable County Wexford to make the initial steps toward a low carbon economy by 2020 and generate the equivalent of ~~over 80~~ **70**% of its electricity needs from wind energy;

Amend text on page 15 as follows:

According to the Wind Atlas, County Wexford 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 de-carbonising of Ireland’s energy supply. This Strategy ~~therefore,~~ works towards a target of ~~300~~ **255** MW of wind energy by 2019 which will enable County Wexford to generate the equivalent of ~~over 80~~ **70**% of its electricity needs from wind energy.

Amend text on page 21 as follows:

Consideration was also given to areas that are of significant importance for recreation or tourism. In particular, established tourism and recreational areas such as **the Blackstairs Mountains, Mount Leinster**, the Hook Peninsula and other coastal areas were considered to be more sensitive to wind farm developments by virtue of their high scenic value, recreational/ tourist functions, natural heritage designations or archaeological resources.

Amend text on page 32 as follows:

Option 5: Alternative Targets and Alternative Timeframes

This scenario would assess different renewable energy targets and timeframes as a means of achieving the 2020 renewable energy target of 40% electricity production from renewable energy resources. The target of ~~300~~ **255** MW in this Wind Energy Strategy will enable County Wexford to generate the equivalent of ~~over 80~~ **70**% of its

electricity needs from wind energy by 2019. The target of ~~80~~ **70%** 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%.

Amend text in Table 4 (Not Normally Permissible) on page 36 as follows:

Applications for repowering (by replacing of existing turbines) and extension of existing **and permitted** wind farms will ~~each be considered on their merits~~ **be assessed on a case-by-case basis and will be subject to the development management standards contained in Section 5. When assessing planning applications for extensions against the development management standards, the Planning Authority will have particular regard to the reasons why the area was identified as 'Not Normally Permissible' in Section 4.2. In this regard, it is considered that the north of the County will reach capacity if all permitted wind farms are built.**

Amend Objective WE02 on page 37 as follows:

~~Maximise the potential from renewable energy resources and aim to achieve a target of 300~~ **255** MW of wind energy, to enable County Wexford to make the initial steps toward a low carbon economy.

Insert the following bullet point at the end of Section 5.2.9 on page 44:

Noise shall be measured in accordance with the most up-to-date ISO standards for noise measurement or other best practice standards, as appropriate.

Amend first bullet point on page 46 as follows:

- All wind farm applications should be accompanied by a Landscape Impact Assessment (LIA), either as part of the Environmental Impact Statement (EIS)

where appropriate or as a separate report. The LIA should include the following:

- Description of proposed development, including alternatives considered during design process;
- Description of geographic location and landscape context;
- Selection of viewshed reference points from where the proposal is examined in detail, **to include the most prominent views of the proposed development from the closest town or villages, surrounding roads and elevated points;**
- Assessment of the sensitivity of landscape from each viewshed reference point;
- Preparation of photomontages;
- Estimation of likely degree of impact on landscape; and
- Recommendation of mitigation measures

Proposed Amendments to

Volume 6

Housing Strategy

Insert the following text at the end of Section 2.2.6 on page 21:

Future agreements with private landlords (or voluntary bodies) will have regard to the adaptability/accessibility of the accommodation to enable the Council to accommodate the elderly and persons with a disability in accordance with the Council's identified requirements.

Insert the following text at the end of second paragraph in Section 2.3 on page 23:

Adaptability and accessibility of accommodation will also be important considerations in the design of new units.

Insert the following text as a footnote to Table 12 on page 29:

Table 18 in Appendix 2 details the 'open' housing applications for persons whose reason for application was categorised as persons with disability, medical or compassionate reasons.

Insert the following text in the first paragraph in Section 3.1.2 on page 30:

This is followed by people potentially requiring adaptable housing specific to their needs and possibly linked to a specific location in order to retain/obtain supports. These include persons in the categories for medical or compassionate reasons (6.6%), leaving institutions (2.7%) elderly (4.2%) and persons with disabilities (0.9%), overall as a grouping 14.4%.

Amend Objective HS19 on page 51 as follows:

Pursue a range of options for housing provision including for adaptable and accessible housing, including direct new stock acquisition or build, leasing, RAS and the utilisation of RAS commitments.

Insert the following table in Appendix 2:

Table 18 ‘Open’ Housing Applications for persons whose reason for application was ‘Person with disability, Medical or Compassionate’.

<u>Council</u>	<u>Open applications</u>
<u>Wexford County Council</u>	<u>180</u>
<u>Wexford Borough Council</u>	<u>67</u>
<u>New Ross Town Council</u>	<u>6</u>
<u>Enniscorthy Town Council</u>	<u>To be inputted when available</u>

Insert the following statement at the bottom of page 27 for clarity:

However, as this figure is considered an underestimate due to the introduction of the Social Housing Assessment Regulations 2011 the former figure of 2603 is used as a basis for calculation.

Amend the following figures and Table 17 on pages 46 and 47 as follows (due to typographical errors):

Paragraph two on page 46

First line: delete 2,916 insert **2,603**

Fourth line: delete 7,873 insert **7,028**

Eighth line: delete 8,502 insert **7,717**

Table 17 page 46

Table 17 Demand for Social Housing 2011-2019

	Units
Net Social Housing Need	3,334, <u>3,026</u>
Less construction/purchase of social housing	5 p/a
Less provision of RAS Houses	140 p/a
Less Leases	20 p/a
Voluntary	5 p/a
Net Demand	2,314, <u>2,006</u>

First paragraph on page 47

Second line: delete 2314 insert **2,006**

Fourth line: delete ~~35%~~ insert **30%**.

Proposed Amendments to

Volume 7

Strategic Flood Risk Assessment

The legend on the OPW maps identified Fluvial Flood Zone A as Flood Zone B and vice versa. This has been corrected on all the OPW Flood Extent maps.

A small number of areas were omitted from the original maps sets. In order to address this, minor amendments are proposed to a number of the maps, and an additional map is now included (Map No. 66). The following table sets out the proposed amendments to both sets of maps:

Map No.	Proposed Amendment
2	This map now includes more of Killinick area.
7	This map now includes more of the Murntown and Piercestown area.
13	This map now includes more of New Ross Town and areas to the north and east.
14	Scale of map changed resulting in a larger area being covered on this map.
27	This map now includes more of Fethard and Templetown areas.
28	This map now includes more of the Duncormick area
31	This map includes more of the Adamstown area
44	This map now includes more of the Ballindaggin area.
46	This map now includes more of the area east of Clonegal
47	This map now includes more of the Blackwater area.
49	This map now includes more of the area to the east of Oulart and the Ballagh.
50	This map has been amended to include an area of land around Monaseed/Craanford which was previously omitted.
51	This map now includes more of the Castletown area.
52	This map now covers more of the Castletown, Ballymoney and Courtown areas.
53	This map now includes more of the Killenagh and Ballygarrett areas.
54	This map now includes more of Kilmuckridge and Morriscastle.

Map	Proposed Amendment
56	Map No. changed from 53 to 56 as there were two maps numbered 53. This map now includes more of the Ballycanew area.
57	This map now covers more of the area of north of Monaseed.
58	This map now covers more of the areas of Ballyduff and Ferns.
59	This map now covers more of the area south of Gorey Town.
61	This map has been amended to include an area in Camolin which was previously omitted.
63	This map now covers more of the Clonegal area.
65	This map has been amended to include the Ballythomas area which was previously omitted.
66	This is additional map to include an area between Clologue and Boolavogue which was previously omitted.

Proposed Amendments to

Volume 8

Strategic Environmental Report

SEA Environmental Report

The following changes are not considered material and will be included in the final SEA Environmental Report when published.

Non Technical Summary

Include in the Non Technical Summary a short summary of the existing environmental problems, any likely significant effects on the environment, the evolution of the environment in absence of the plan and a list of relevant Plans/Programmes which have been taken into account.

Section 1: SEA introduction and Background

Include in Table 2 Legislation, Plans, Policies and Programmes a reference to the Birds and Natural Habitats Regulations (S.I. No. 477 of 2011) and the recently published “Our Sustainable Future, a Framework for Sustainable Development for Ireland” (DECLG, 2012).

Section 4: Environmental Baseline of County Wexford

- Explain in the text of Section 4.7 Material Assets the colour coding used in Table 18 Waste Water Treatment.
- Include in Section 4.7 Material Assets maps of the proposed roads, proposed and existing wind farms, and other services such as grid network, broadband network, where available.

Section 5: Strategic Environmental Objectives

- Merge SEOs W1 & W2 and amend wording of SEO W1 as follows; *‘to ensure the protection from pollution/contamination and/or improvement of all drinking water, surface water and groundwater quality throughout the County’*.
- Renumber SEO W3 as W2.

Section 6: Alternatives

- Include a descriptive detailed assessment of the plan alternatives against the SEOs to demonstrate more clearly the justification of the selection of the preferred alternative.

- Include a comparison of the alternatives for wind energy against the SEOs of the SEA.

Section 8: Mitigation Measures

Link the mitigation measures, where possible, to the relevant likely significant effects identified in Section 7.

Section 9: Monitoring Programme:

- Include in Table 30 *Strategic Environmental Objectives Indicators and Targets* the frequency of monitoring, the department within Wexford County Council responsible for collating data, and the threshold levels at which corrective action will be taken.
- Amend the following:
 - Objective B1 Target:** ‘No reduction in habitat diversity or loss of species in non-designated sites’.
 - Objective MA1 Target and Indicator:** Target – ‘New development should be served by a public wastewater treatment system or an approved on site wastewater treatment plant designed, constructed and managed in accordance with EPA Guidelines’. Indicator - ‘Number of permissions granted without connection to a public wastewater treatment system or an approved on site wastewater treatment plant designed, constructed and managed in accordance with EPA Guidelines’.
 - Objective L1 Target and Indicator:** Target – ‘no diminution in the quality of important landscapes’. Indicator – ‘the number of permission granted in sensitive landscapes’.