



DUNCANNON LOCAL AREA PLAN 2004



Adopted by Wexford County Council on 11/10/04

1.0 Context of the Local Area Plan

According to the County Development Plan for County Wexford, the coastal areas around the county are important amenity areas and are very sensitive to new developments. Many of these areas are under pressure for development due to their attractive scenery. The emphasis for the Wexford County Council is to protect these highly valued amenity areas.

Accordingly it is fitting that a Local Area Plan and a design code, as included in Appendix 1 of this plan, is drawn up for Duncannon, so that development is managed and sustainable in the longer term.

1.1 Statutory Basis

The Duncannon Local Area Plan has been prepared under sections 18, 19 and 20 of the Planning and Development Act 2000, in the context of the Rural Development Strategy (Small Towns and Villages) set out in the County Wexford Development Plan 2001. The Local Area Plan will remain in statute for a period of six years i.e. to 2010 notwithstanding any review of the County Development Plan. The Local Area Plan will cease to have effect in respect of the Duncannon area where it is inconsistent with the provisions of the County Development Plan as reviewed. The Planning Authority may amend or revoke a Local Area Plan at anytime.

1.2 Planning Context

The Duncannon Local Area Plan is consistent with the objectives of the County Wexford Development Plan 2001. Section 3.3 of the County Development Plan emphasises the importance of maintaining the role and vitality of the county's small towns and villages, while protecting their identity, character and setting and quality of life of local communities. The County Development Plan includes objectives to prepare Local Area Plans as a means of guiding new development and of ensuring the proper planning and sustainable development of such areas.

1.3 Public Consultation

The Planning and Development Act provides for planning authorities to consult the public before preparing a local area plan (Section 20).

Wexford County Council advertised for preliminary written submissions and undertook three further public display periods during the making of this plan. Three public meetings were also held on November 11th 2003 and April 13th 2004, July 27th. Extensive useful local knowledge and ideas were gathered in written form from these meetings. The submissions received have helped to inform the making of this Plan.

1.4 Implementation of the Plan

Landowners, developers and residents should, through the Plan, have greater certainty as to the Planning Authority's intention for the lands and buildings in and around the village. This provides conditions conducive to orderly, beneficial development. The planning authority will apply planning controls in order to advance the objectives of the plan and may also enter planning agreements with landholders and developers in order to secure objectives.

The process of making the plan has given residents the opportunity to contribute their ideas and preferences to the village's plan. The incorporation of local knowledge and local goals provides a basis for a partnership approach to implementation of the plan, involving the planning authority, local people and other agencies.

Content

Each section in respect of, for example, housing, open space, retail and so on outlines what is currently provided for in the village of Duncannon. The findings are then outlined and the conclusions serve to identify the issues, which the Local Area Plan must address.

The proposals, which make up the Plan, are contained in written statements of Wexford County Council's policy and objectives for the future development of Duncannon together with a Land Use Zoning Map, a Specific Objectives Map with accompanying explanations and information on the environmental impact of implementing the plan.

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2.0 Duncannon general description

Duncannon Village is situated within the Hook Region on the estuary of Waterford Harbour. It is 24 km from New Ross and 37km from Wexford and is within easy access of Waterford City, being serviced by the car ferry service at Ballyhack.

The development of the village to date and that of its character has been influenced both by the Fort that is located to the west of the village and also by the quays that service the local fishing fleet. Built in 1586, "The Royal Fort of Duncannon" has been of strategic importance throughout the centuries. By the 1870's the village had developed into a centre of great commerce. This progress was helped with the introduction of a steamer service to New Ross and Waterford. At one stage the village grew to a point where it could boast of five churches, three schools, a hospital, five pubs and a cinema.

Duncannon has a unique character due to its historic buildings, distinctive landmark structures, strong village streetscape, prominent headlands and coastal location. The main landmarks identified in this plan are: Duncannon Strand, the Fort, the Quays and harbour area, the North Lighthouse and the Church of Ireland Church at Blackhill, the two Martello Towers, and The Star of the Sea Roman Catholic Church. The village core comprises a variety of vernacular terrace houses that focus upon the Fort and the Harbour. This gives a defined linear street pattern with a distinct village core. The Duncannon area is characterised by a combination of environmentally sensitive factors and adjoining residential development, however the village is under increasing pressure for residential development.

Duncannon's role in the County is to provide the normal range of services to cater for approximately 303 persons, and in addition it serves as a centre for tourism. Services and employment opportunities are limited, presumably as a result of services being mostly of a seasonal nature. Duncannon relies mainly on Wellington bridge and New Ross for its main shopping, social services, employment and recreation opportunities.

2.1 Population

In the past decade the village has experienced substantial demand for residential and tourist development. According to CSO 2002 figures, as in the box below, the total year round population of Duncannon Village is 303, which represents a decrease of – 4.7 per cent from that of 1996. During the summer months this is estimated to rise close to 750, when the caravan parks and holiday homes are fully occupied.

	Total	Males	Females
1991	339	171	168
1996	318	163	155
2002	303	159	144

Table 2.1 Population of Duncannon 1991-2002

During the period 1996 - 2002, there have been 54 separate applications for planning permission for residential developments within the village of Duncannon. This amounts to a total of 181 houses that have obtained outline permission or full planning permission. In the past this would have meant that the population of Duncannon would have increased from 318 in 1996, to 831 in 2003. These figures suggest that many of the houses built in the past 8 years are holiday homes or second homes (however, it must be noted that all of these houses may not have been built yet

3.0 Policies and Objectives

3.1 Commercial and Service Facilities

Duncannon has a limited range of commercial and retail services, which include a post office, two local shops, two public houses, an art studio, one restaurant and the Fort Conan Hotel. Duncannon also has a caravan park at Ballystraw which has a shop attached. Payphone facilities are also available in the village. While not comprehensive there is a core of facilities in Duncannon, which would provide a basis for further growth. The absence of a wide range of services is a limiting factor in the potential for growth in the village. A larger year-round population would clearly support a much wider range of both commercial and public services.

Employment and Enterprise

According to the County Development Office there is little industry or manufacturing in Duncannon. There are a number of craft workers, some of which locate in Duncannon Fort. There was a fish-exporting factory in Duncannon however this closed some years ago. Both the harbour and tourism gives much of the employment within Duncannon.

The Quays & Harbour Area

The fishing industry, which is located at the Quays, is of importance both to the economy of Duncannon and to the character that it gives the village. However the facilities present at the quay require expansion, this would allow the proper development of the fishing industry and has the possibility of additional employment creation. Care and sensitivity are required in the design, scale and location of these facilities.

Commercial and Service - Strategic Aims

- To ensure the continuation and consolidation of Duncannon's commercial and service role in meeting the needs of both the local community and visitors
- To encourage and facilitate new employment opportunities within the existing settlements that target local employment needs and diversify the rural economy.

To achieve these aims, it will be the policy of Wexford County Council:

CSP1 To encourage and provide for mixed-use developments in the village core area, provided they do not adversely affect village and residential amenities.

CSP2 To encourage and facilitate new employment opportunities that target local employment needs on a year-round basis and diversify the rural economy.

CSP3 To maintain and foster the role of Duncannon as a local retail/service centre.

- CSP4** To facilitate the development of Village Centre facilities, which provide retail outlets, community, services and a social gathering place to cater for the needs of the local community and visitors.
- CSP5** To ensure that new retail/commercial outlets are designed to the highest standard and located to ensure safe and convenient access.

Specific Objectives

- CSO1** To encourage the environmental improvement of off-street parking, traffic calming and management and hard and soft landscaping works in Duncannon as appropriate.
- CSO2** To provide for village centre facilities to cater for the commercial and service needs of residents and visitors.
- CSO3** To seek structural improvement works to the pier so as to support the provision of additional commercial fishing facilities.
- CSO4** To encourage the appropriate development of infill sites on the Main Street, to maintain Duncannon's streetscape.
- CSO5** To facilitate the conversion of residential / retail units to enterprise notwithstanding that the Main Street should remain primarily residential interspersed with commercial units.

3.2 Community, Sports and Recreation Facilities

The current population of Duncannon appears to support a limited range of Community, Sports and Recreation facilities. Within the village of Duncannon there is one doctor and an assisting nurse. In the past decade there was two community halls, Plunket Hall and Aidan's Hall, both of which have been demolished. However, a community hall has received planning permission in January 2003 and is to be located adjacent to the Church in Duncannon. A mobile library visits Duncannon on a weekly basis and visits the National School twice weekly. There are two buses to Wexford Town from Duncannon, one on Tuesday and one on Thursday. There is a Garda Station also in attendance in the Village. The Fort at Duncannon has facilities for arts and crafts classes and cultural activities and has active membership and classes. Duncannon has a tennis club and a pitch and putt club.

Duncannon has a G.A.A. pitch and a Soccer pitch, however it is outside of the plan area in Mersheen, it shares these facilities with Ballyhack, Shielbaggan and Ramsgrange. Duncannon also has a Camógie Club and a ladies Football Club.

In relation to the school in Duncannon, even with housing development projects, (181 houses were granted full permission or outline permission 1996-2003), the school has continued to lose pupil numbers and as a direct result of losing numbers the school has already lost one teacher. The school projects, as shown in the box below, that it's student numbers will be reduced to 44, this suggests that another teacher may be lost to the school in 2009.

Duncannon School Enrolment Numbers 1996-2000	
Year	School Enrolment Numbers
1996	70
1997	73
1998	70
1999	62
2000	58
2001	55
2002	51
2003	56
2004	56
2009	Projected enrolments: 44

Table 3.1 Duncannon School Enrolment Numbers

Water-Based Recreation

Duncannon beach is one of four Wexford beaches that have Blue Flag status. Wexford County Council also protects Duncannon beach under the Beach By Laws 2000 act.

Duncannon is one of the settlement centres identified by the Marine Institute for the development of marine leisure facilities in the Waterford Estuary with particular regard to the development of the local rural economy. A local development group has recently installed a pontoon for visiting leisure craft to the harbour. The provision of such a facility in Duncannon should help to augment the image of the village and should also add to the regional development of the area.

Duncannon Strand

Duncannon Strand has many attractions including its southwest orientation, its attractive setting overlooked by the Fort and its Blue Flag Status. However there are problems with cars parking on the beach and illegal parking in the village this is especially problematic in the summer months and is also an issue in relation to retaining the Blue Flag status of Duncannon Beach and the marks received in the Tidy Towns Competition.

The sand sculpting festival that takes place in Duncannon during the summer has been of benefit to the tourist industry in Duncannon. It is hoped this will continue in the future.

Community, Sports and Recreation - Strategic Aim

- To facilitate and improve the range of community, sports and recreation facilities and services to meet the needs of the local community and visitors

To achieve this aim it will be the policy of Wexford County Council:

CSR1 To resist the disposal of existing public or private open space unless alternative recreational facilities may be provided in an appropriate or more central location.

CSR2 To support attempts by local communities and organisations to improve and expand existing facilities for both residents and visitors to the area

CSR3 To encourage and facilitate the provision of community, sports and recreation facilities convenient to residential areas

Specific Objectives

CSRO1 To work with appropriate agencies, including funding organizations to assess and meet local community, sports and recreation needs in Duncannon

CSRO2 To ensure that Duncannon maintains its Blue Flag status

CSRO3 To encourage the provision of additional indoor recreation facilities, which operate on a year-round basis

CSRO4 To encourage the refurbishment or reuse of the golf course, tennis courts and clubhouse site for community use

- CSRO5** To allow for expansion of village school and graveyard if necessary or provision of additional community facilities
- CSRO6** To encourage the provision of mooring and marina berths for commercial and pleasure boats/marina and to promote the use of the pontoon facility
- CSRO7** To support the annual sand sculpting festival in Duncannon
- CSRO8** To support and encourage the construction and subsequent use of the community hall
- CSRO9** To ensure compliance with Beach Bye-Laws at Duncannon
- CSRO10** To provide for the building of a lifeguards hut that would be in keeping with surrounds
- CSRO11** To examine the feasibility of utilising the land adjacent to the entrance to the beach, as a public park

3.3 Tourism

While tourism development is important to the local economy it is beginning to impact adversely on the character of the village. In particular, the dramatic increase in the provision of larger residential schemes, for second homes or holiday uses, has the potential to change the nature of the village, which may have consequences for its sustainable development.

There is also a need to extend the range of facilities, both indoor and outdoor and to tackle the problem of seasonality. A comprehensive tourism package needs to be established through partnership with the various agencies and the local community including the development of sustainable projects in the area. As part of this package and in order to upgrade the quality of the tourism product, accommodation such as caravan/mobile home parks will not be encouraged.

The policies and objectives of this plan are designed to strengthen the tourism role of Duncannon while protecting the village's unique built environment and spatial character. The growth in demand for holiday homes has highlighted the need for greater balance in the type and quality of future development in the area.

Tidy Towns competition

From 1996 to 2001, Duncannon entered the Tidy Towns Competition. In each of those years except 1999 Duncannon has improved in its marking. However consistently Duncannon is losing marks on its Landscaping, Wildlife and Natural Amenities, Litter Control and Tidiness. This Local Area Plan has taken account the advice given to Duncannon in order to improve the area both for residents and for visitors to the area.

Tourism - Strategic Aims

- To support the development of sustainable tourism while avoiding conflict between tourism uses and other village uses and amenities.
- To seek to extend the holiday season in the area.
- To protect the special character and limited environmental capacity of the Plan Area.
- To encourage green tourism, the marine leisure sector, Duncannon's distinctive landscape, nature conservation status, built heritage and architectural character.

To achieve this aim it will be the policy of Wexford County Council:

TP1 To ensure that new residential or tourist based developments do not over dominate the village to the detriment of residential and other amenities and, that they relate sympathetically to the scale and character of these areas and to emphasise the need to ensure a balanced year round population.

- TP2** To promote Duncannon as a distinctive tourist destination, for the development of activity-based holidays, including eco-tourism, health centres, horse riding, tennis, walking and cycling and facilities based on its distinctive landscape, nature conservation, and the quality of its townscapes and architectural character.
- TP3** To protect the natural and built environment and heritage as important tourism resources from insensitive and inappropriate tourism development.
- TP4** To limit tourism development, outside existing developments, to proposals suitable in scale and character to the locality, which do not have significant adverse impacts on the landscape, amenity, nature conservation, or the conservation of the historic environment.
- TP5** To encourage the provision of additional indoor recreational and leisure facilities to assist in addressing the problem of seasonality.
- TP6** To strictly control the development of further caravan/mobile home parks in the area.

Specific Objectives

- TO1** To give consideration to the provision of hotel accommodation and facilities contingent upon the availability of adequate water and sewerage infrastructure.
- TO2** To investigate the possibility of relocating and upgrading the existing toilet facilities.
- TO3** To give consideration to changing the use of the Martello Tower nearest to the village, to a tourist amenity.
- TO4** To seek the provision of a range of tourism accommodation types including appropriate overnight and hotel facilities.
- TO5** “To provide for a Tourism Related Facility” this zoning will be restricted by an objective, which states that prior to the development of these lands an Action Area Plan must be agreed with the Planning Authority. This AAP must satisfy the following AAP objectives:
- (i) The development must not impinge on the views of the sea from the Lighthouse to the land opposite the Catholic Church.
 - (ii) The development must be an integrated tourism facility.
 - (iii) That, in accordance with the objective of this plan to maintain year round population, any self catering units or holiday home developments should clearly be ancillary to the tourism related development and such development shall be phased accordingly.
 - (iv) That the development should be of a high standard of design.
 - (v) That the development should include a similar high standard of design in relation to planting and open space in the vicinity of the development and to footpaths, lighting etc.

3.4 Housing, Rate of growth and Scale of Housing Development

Traditionally much of the housing in Duncannon was for year around occupation. Since 1999 approximately 123 houses in developments ranging from 4 to 45 houses have been granted planning permission. In addition, approximately 25 houses either single or in groups of 2 or 3 have been granted permission. This group of houses would until recently have met the demand for housing in Duncannon. However it is apparent that the majority of houses built in the larger housing schemes are used as holiday homes or as second homes.

The provision of appropriate small-scale residential schemes for year-round occupancy is critical for the balanced development of the settlement and to safeguard against the development of a seasonal transient community. Accordingly, there shall be a presumption in favour of permanent dwellings. One of the key findings of the public consultation was that tourist accommodation must not undermine the residential function of the village.

The Local Authority has some housing in Duncannon about half are still in the County Council's name and rented to residents, while the other half have been purchased under Tenant Purchase Schemes. In relation to Traveller accommodation, there are no group schemes or halting sites in the Duncannon area. The programme of works into 2005 does not include any developments for the Duncannon area. However, there is a housing demand within Duncannon for both social and affordable housing and the Council have been trying to secure land in the village of Duncannon for this purpose.

Settlement Strategy

The settlement strategy seeks to protect the landscape quality and village character and thus adopts a focused village approach to future development, furthermore it seeks to ensure the critical mass of permanent residents is achieved in order to maintain and improve village services and facilities (including school numbers). New dwellings should be located such that existing groups of scattered linear development are consolidated. Development proposals that extend or create further ribbon development shall be strongly resisted.

Derelict buildings and under-used farmsteads shall be given favourable consideration for conversion or re-use as alternative rural enterprises, holiday cottages or residential use. Such developments (or any proportion thereof) will not be required to be occupied as permanent residences. Proposals for development must not diminish the conservation status of the designated *European and National Sites*^{*} and must not contravene the policies set out in the County Development Plan with regard to Coastal Development, Landscape Protection and Nature Conservation.

Implementation of the Council's Housing Strategy contained in the County Development Plan 2001 will help to consolidate and increase the resident population of the Village of Duncannon. Compliance with the Housing Strategy will necessitate the transfer of up to 20% of zoned land, sites or units to the local authority for the provision of social and affordable housing.

The National Spatial Strategy in Section 5.3.2 (pg.109) emphasises that there is a need to ensure that there is a balance between permanent homes and second homes or holiday homes. The NSS recognises the fact that second homes and holiday home type developments can raise concerns regarding long-term sustainability, effects on the affordability of housing in rural areas for permanent rural dwellers and the incremental effect on the character of some smaller towns and villages where large scale holiday home type development has taken place. The NSS states that one of the measures that could be used to control such development would be the preparation of village and town plans 'that identify reasonable development needs for permanent as well as second homes or holiday homes'. Furthermore Section 8.6.3 bullet point three of the County Development Plan 2001 (as varied) states an objective to 'ensure that smaller settlements do not become dominated by holiday home developments and that provision is made for permanent housing'.

At present it would appear that 50% of dwellings in the village are only seasonally occupied and this seriously affects the vibrancy and vitality of the village and the ability to provide services. According to government policy 20% of all new developments go to Social and Affordable Housing, the remaining 80% it is considered should be divided 60% for permanent residents and 40% for holiday homes/ second homes. The developer will be obliged to identify the houses that will be used as permanent residences. Permanent residents are defined as persons who will occupy the dwelling as their full time permanent residence. The developer must also supply an affidavit stating that the applicant satisfies this requirement. A condition will also be added to these dwellings stating that they must remain as permanent residence (i.e. not used as holiday homes) and that this must be registered as a burden on the deeds of the property.

Zoning

The amount of land zoned for residential development, of the density of 15 – 20 houses per hectare in Duncannon, amounts to approximately 9.845ha. (24.33acres). This means enough land is zoned for up to 196 houses at that density and calculated at 3 occupants per house this is sufficient land for up to 588 people, an extra .441 ha. (1.09acres) is also zoned for low-density residential housing, up to 12 houses per hectare or 5 houses per acre which would accommodate 15 people based on 3 occupants per unit. The zoning of this amount of land would allow for an increase of population to meet the needs of Duncannon Village.

What must be emphasised in Duncannon is the fact that there are approximately 123 houses in Duncannon which are not currently used as permanent homes, and that the population of Duncannon Village has decreased 4.7% from 318 people in 1996 to 303 people in 2002. The school population also continues to decrease annually. Duncannon needs to maintain its year round population to ensure it performs both as a tourist attraction but also as a pleasant village to live and work in.

Housing - Strategic Aims

- To maintain the character of Duncannon
- To consolidate the existing settlement pattern.
- To provide for adequate housing to meet local need within the area covered by the Local Area Plan.
- To ensure that a number of Social and Affordable houses are available in the village of Duncannon
- To limit the number of holiday homes in order to protect the character and existing amenities of the village.

To achieve these aims it will be the policy of Wexford County Council:

- HP1** To implement the Wexford County Council Housing Strategy
- HP2** To accommodate new housing development on lands zoned for Future Residential Development as indicated on the Land Use Zoning Objectives Map.
- HP3** Permanent Residences: To comply with government policy, 20% of all new residential development goes to Social and Affordable Housing, the remaining proportion of the 80% of the housing will then be divided between 60% for permanent residents and 40% for holiday and second homes. This requirement for 60% to be restricted to permanent residences will only apply in cases where Part V of the Planning and Development Act, 2000 applies.
- HP4** To balance the demand for holiday homes with the need to maintain a year round population.
- HP5** To encourage cluster type development, with a range of house types, in groups of up to 12 units in order to avoid extensive areas of suburban style housing which would detract from the character, identity and amenity of Duncannon.
- HP6** To promote a mix of house types to strengthen the vitality of the village particularly during the winter months.
- HP7** To discourage ribbon development on the approach roads to Duncannon.
- HP8** To maintain coastal areas/headlands free from development having regard to the overall Coastal Development Strategy.
- HP9** To ensure that new housing development is designed to enhance the appearance of Duncannon and to provide an attractive living environment in accordance with the Design Guide in Appendix 1.

HP10 To provide and upgrade pedestrian linkages into existing and new residential developments where they can allow safe access for the community.

HP11 To encourage the consolidation of the existing spatial pattern through infill development having regard also to the need to provide for adequate open space, car parking and other appropriate planning and environmental criteria

Specific Objectives

HSO1 To require that provision of Social and Affordable Housing in accordance with Housing Strategy and any variations to housing strategy and Part V (as / if amended).

HSO2 To encourage the development and promotion of “best practice” advice for new and infill development

HSO3 To provide for Residential Densities in the range of 15 – 20 units per hectare.

HSO4 To require the preparation of Residential Site Design Statements, in respect of particular sites setting out the main considerations, design principles and quality objectives, which a proposed development should address.

3.5 Infrastructure Water and Sanitary Services

3.5.1 Water Supply

The water supply to Duncannon is delivered from the South Regional Water Supply Scheme with a water treatment plant and intake located at Taylorstown Bridge on the Owenduff River approximately 5 Km due West of Wellington Bridge. The treatment plant at Taylorstown was designed in the mid 1960's and can deliver approx 5000 cubic metres per day but with the recent opening of the new Mayglass Water Treatment Plant in the South East of the County and the ongoing county wide water conservation project, more of the Taylorstown water will be available for development of the South Western part of the County including the Duncannon area.

There is sufficient capacity in the overall scheme therefore to cater for the development of Duncannon village.

3.5.2 Foul Sewerage System

A foul sewer network services the existing village with no treatment prior to discharge to the Barrow estuary. There are plans for a future treatment plant for the village. In the interim period new developments will be required to provide secondary treatment prior to discharge to existing sewer. Small infill developments within the centre of the village may discharge directly to the foul sewer network.

Infrastructure - Water and Sanitary Services - Strategic Aims

- To provide an adequate level of water and sanitary services infrastructure to accommodate the needs, both existing and new, in the area covered by the Local Area Plan.

To achieve these aims, it will be the policy of Wexford County Council:

WSP1 To upgrade water and sanitary services infrastructure to serve the area covered by the Local Area Plan.

WSP2 To ensure that lands designated for development are serviced or serviceable with water supplies and sewerage facilities prior to the granting of planning permission or to failing that to require the provision of individual systems.

WSP3 To seek financial contributions from or the provision of, infrastructure by developers to service development where existing capacity cannot accommodate the proposed development, provided such development is otherwise acceptable, is appropriate in scale and does not detract from village form, character and identity.

WSP4 To require that applicants for development provide satisfactory evidence in support of sufficient water supply resources to cater for any proposed development.

WSP5 To consider the use of shared proprietary wastewater treatment system and where applicable to require an applicant to provide an effluent treatment system in excess of

the immediate needs of the proposed development, such that the spare capacity may accommodate future development. In such instances the Council will negotiate the terms of financial compensation. The area covered by the Local Area Plan will not be served by a public sewerage scheme in the plan period, consequently applications shall be considered on their merits.

WSP6 To ensure protection of bathing water quality to the standards set down by the European Union.

Specific Objectives

WSO1 To upgrade and improve the existing sewerage treatment system

WSO2 To undertake enforcement action and ameliorative measures to mitigate against the pollution of watercourses and groundwater sources in the interests of public health.

WSO3 To ensure that proposals for development provide for adequate levels of surface water drainage by means of a disposal network of regulated discharge and source control.

WSO4 To seek to improve the quantity, quality and conservation of water supplies and to ensure compliance with the European Union Directives & National Legislation

WSO5 To seek to relocate and improve the existing public toilet facilities (Objectives map)

3.6 Infrastructure - Transport and Communications

Roads

Duncannon is located on the R737, which continues on in an easterly direction to Wexford town, the village is also linked to Arthurstown and to Ballyhack by the R733. There is a proposal to improve the road and footpaths on this stretch of the road this year.

The road-resurfacing scheme, which was carried out last year on the road from Wellington Bridge, that is the Duncannon line, to Duncannon, is due to be completed this year. However this is dependant on a proposed sewer line being completed first.

Car Parking

Public car parking is limited to on street parking.

Public Lighting

Duncannon has public lighting in the village core area.

Infrastructure: Transport and Communications - Strategic Aims

- To provide for ease of movement for local and seasonal traffic
- To seek to ensure the safe and convenient movement of vehicles and persons.
- To provide for increased car parking within the village and in the school area.
- To provide an adequate level of infrastructure to accommodate in the future development of the Village.

To achieve this aim it will be the policy of Wexford County Council:

- TCP1** To carry out road improvements to facilitate the implementation of the development strategy for the area
- TCP2** To ensure that all development proposals meet traffic safety and parking requirements
- TCP3** To install traffic calming measures throughout the settlement and to require the incorporation of similar measures in new development in the interest of traffic safety and pedestrian mobility
- TCP4** To seek the segregation of pedestrian and vehicular traffic where possible and the elimination of traffic hazards at road junctions
- TCP5** To promote and accommodate walking and cycling and to carry out road improvements to ensure the safety of pedestrians and cyclists in the area covered by the Local Area Plan.
- TCP6** To adopt car parking management standards in Duncannon that reduce on-street parking in favour of off-street parking

- TCP7** To ensure that all existing and future housing developments are satisfactorily completed in terms of roads, footpaths, parking and turning areas and serviced with adequate public lighting systems.
- TCP8** To seek the removal of overhead wires
- TCP9** To seek to ensure that developers pay the cost of or install infrastructure in the area for example public lighting, footpaths, car parking and recreational facilities such as play areas for children

Specific Objectives

- TCO1** To ensure completion of roads in housing developments.
- TCO2** To seek to extend public lighting within the village core and to the built up parts of the village especially from Chelsea Road to Ballystraw, and from the junction at Chelsea Lodge to the slipway at the beach and from the village centre to the school
- TCO3** To examine the feasibility of putting a pedestrian crossing (or crossings) on Main Street
- TCO4** To examine the feasibility of providing traffic calming measures along the main road into the village from New Ross
- TCO5** To examine the feasibility of upgrading the road surface condition, replacement of the double yellow lines and the introduction of a one-way system on Quay Road.
- TCO6** To investigate the feasibility of providing additional car parking facilities (including provision of spaces for people with disabilities) on: Strand Road: in the area of the disused golf course: at the school and at the Catholic Church.
- TCO7** In developing the land as indicated the developer(s) shall be required to provide for permeability of this land by providing for a vehicular connection and a pedestrian connection through the development from the Church to Summit Place and from Summit Place to the R737.
- TCO8** To seek the under grounding of all new service cables and the under grounding of existing service cables as part of traffic calming and management and general environmental improvement works.
- TCO9** To examine the feasibility of segregating vehicular and pedestrian traffic, as indicated on the Objectives map, within the built up areas of the village, especially between:
- the Primary school and the Village
 - the caravan park in Ballystraw to the village
 - all housing developments to the village centre
- TCO10** To examine the feasibility of upgrading the condition of the road leading to Summit Place
- TCO11** To seek the provision of additional car-parking at the golf course area and on Strand Road so as to remove the necessity for illegal parking on the beach which has implications for the status of Duncannon Beach as one of four Blue Flag Beaches in County Wexford.

TCO12 To investigate the improvement of the entrance to the beach at Ballystraw.

TCO13 To examine the feasibility of providing, in conjunction with members of the public; a wheelchair path and wheelchair parking area in the vicinity of the entrance to the beach.

3.7 Amenity, Recreation and Open Space

The amount of public open space in Duncannon is inadequate, especially in the summer months when traffic is heavier. There is a need for a small Park with a play area for smaller children, comfortable sitting areas and attractive walks. The most conspicuous and under utilised public open space in Duncannon, is along side the slip to the beach.

Amenity, Recreation and Open Space - Strategic Aims

- To ensure the provision of adequate public and private open space within the Plan Area to meet the current and future social, educational and recreational needs of the community.
- To protect structural open space, the coastal zone, views and prospects.
- To facilitate the improvement in opportunities for passive and active recreation.
- To ensure the protection and maintenance of amenity areas.

To achieve these aims, it will be the policy of Wexford County Council:

AROSP1 To restrict development in the area zoned for Continuing Agriculture.

AROSP2 To ensure that all new housing developments allow for recreational opportunities by encouraging the provision of useful open space

AROSP3 To encourage provision of a variety of public open spaces to accommodate a variety of functions including meeting amenity, recreational and environmental needs

AROSP4 To encourage the improvement of open space areas through hard and soft landscaping and, where practicable, create additional opportunities for recreation

AROSP5 To ensure that existing landscape and site features such as stands of mature trees, hedgerows, streams and watercourses are properly identified and retained in site layouts and open space plans where appropriate.

AROSP6 To protect the rural character of the village approach roads

AROSP7 To develop all year round recreational and tourist facilities, which do not detract from the natural amenities of the area.

AROSP8 To provide assistance, technical or otherwise and to co-operate with individuals, community groups and organisations that wish to improve the appearance of the area covered by the Local Area Plan.

AROSP9 To prohibit the development or siting of structures so close to beaches or the coastline as to intrude on the enjoyment of the beach by the public or which detract from views, prospects and the special amenity value of the coastline.

AROSP10 To preserve and enhance public rights of way to coastal areas and beaches.

Specific Objectives

- AROS01** To examine the possibility of opening one or both of the Martello Towers to the public.
- AROS02** To investigate the feasibility of improving the facilities on the beach and access to the beach, including wheel chair access.
- AROS03** To prohibit development of the high quality views on the coastal side of the road especially as indicated on the Objectives map.
- AROS04** To investigate the feasibility of putting a pathway from the Lighthouse at Blackhead to the Ballystraw end of the Beach.
- AROS05** To examine the possibility of using the golf course/ tennis club area as an amenity area incorporating car parking and other public usages.
- AROS06** To investigate the feasibility of providing public areas in the vicinity of the Fort at the Glacis, the area overlooking the beach as indicated on the Objectives Map, and of opening the field opposite the church to the public as a park.
- AROS07** To undertake or assist local groups or landowners to undertake the planting of indigenous trees and shrubs in open space areas and on approach roads to the village, where appropriate.
- AROS08** To examine the possibility of opening the Lighthouse at Blackhead to the public.
- AROS09** To examine the possibility of providing rubbish bins on the beach/slipway.

3.8 Conservation: Protecting Village Form, Character and Built Heritage

The village of Duncannon has grown up around the Elizabethan Fort and the working harbour, the residential housing settling into the contours of the landscape behind and creating a village of great character.

The Beach and the Harbour and Quay areas are significant elements of the village as is the vernacular architecture apparent on its Main Street. Duncannon's Architectural Heritage includes the historic Elizabethan Fort overlooking the Waterford Estuary, the two Martello towers and the lighthouse at Blackhead.

There are also extensive sand dunes, which are NHA's (Site 1738) in Duncannon, these add to the attraction of the Village. There is also a Special Area of Conservation adjacent to the Caravan Park, which must be protected.

Conservation: Protecting Village Form, Character and Built Heritage - Strategic Aims

- To conserve and protect Duncannon's, built heritage and spatial character
- To seek to reconcile the needs of conservation with the social and economic needs of the community

To achieve these aims, it will be the policy of Wexford County Council;

- CP1** To secure through the planning process, the protection and preservation of structures of architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or value in Duncannon.
- CP2** To ensure that future development are in sympathy with the existing character of Duncannon, where possible cues should be taken from existing building style however a good modern design that is sympathetic to the surrounds may also be considered.
- CP3** To emphasise the importance of retaining original features such as windows and doors.
- CP4** To support the development of community led local history and built environment projects.
- CP5** To encourage and assist individuals, voluntary organisations, commercial enterprises and others in the conservation of structures and in improving the appearance and environmental quality of Duncannon.
- CP6** To provide advice and guidance to the community, designers and developers with regard to the Duncannon Design Code in Appendix 2.
- CP7** To compile a register of craftsmen with traditional skills and to make it available in the County Council Planning Department, Local Libraries and other outlets.

Specific Objectives

- CO1** To carry out an assessment of the quality of the built environment of Duncannon over the plan period and to identify and list for protection structures of architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.
- CO2** To secure the protection of the structures set out hereunder in the Record of Protected Structures for Duncannon (Planning & Development) Act 2000 and as included in Appendix 1 of this plan), and to protect their settings from incongruous and inappropriate development.
- CO3** To preserve and protect the proposed Natural Heritage Area and the Special Area of Conservation in accordance with the policies set out in Section 8.3 of the County Development Plan and relevant European and National Guidelines.
- CO4** To protect the visual context of landmark structures: Duncannon Fort, Star of Sea Church, Northern Lighthouse, Martello Towers and Church of Ireland Church.
- CO5** To ensure the retention of the vernacular houses on the Main Street, as indicated on the Objectives Map.
- CNO6** To consult with the DOEHLG with regard to the development proposals in proximity to the proposed Natural Heritage Area and to Recorded Monuments listed in the Sites and Monuments Record for County Wexford.
- CO7** To prohibit development of (except where zoned for development):
- The coastal side of the road from the Lighthouse Turn to the Star of the Sea Church
 - The prominent rural headland landscapes of Ballystraw and Blackhill
 - The open land on seaward side and views esp. of the beach and the harbour-the approach roads and harbour views - from north lighthouse to Ballystraw so as to protect views of the village from the water
 - The coastal side of the road from Ballystraw to the junction of Chelsea Road and Strand road
- CO8** To undertake to retain trees, boundary setback and rural character on village approach road.
- CO9** To ensure the co-ordination of street furniture and signage so that they conform to a standard sympathetic to the character of the village.
- CO10** To examine the feasibility of refurbishing the graveyard located adjacent to the Glacis at the Fort.

3.9 Environs of Duncannon

The countryside around Duncannon, but within the Plan area is attractive enclosed farmland, which is comparatively unspoiled. It is important to the future growth of Duncannon that the land around the village retains its present comparatively unspoiled appearance. This is particularly true of the land on the approach roads to the village, which contribute to the attractiveness of Duncannon.

4.0 Development Control Principles

4.1 Guide to the Contents of a Planning Application

To obtain planning permission it is necessary to submit a comprehensive planning application, which complies with the Planning Acts and Associated Regulations, to Wexford County Council. The details that must be contained in the planning application will vary depending on the type of planning permission applied for. Advice and guidance on making a planning application is available from the planning authority.

4.2 Land Use Zoning

The purpose of land-use zoning is to help ensure that development within the Village is guided towards the most appropriate location therefore enhancing both the commercial stability and the environment of the town. There are 10 different land use zones indicated in this plan:

1. Residential development: "To Provide for Residential Densities in the range of 15 – 20 units per hectare".
2. Existing Residential: "To Provide and Protect Residential Amenities"; 15 – 20 units per hectare
3. Social and Community Facilities; "To Provide for Social and Community Facilities"
4. Village Centre Facilities: "To Provide for Town Centre Uses"
5. Tourism Facilities; "To Provide for Tourism related development and facilities".
6. Tourism Related Facilities: Relates specifically to the land marked (vi) on the map as shown in the Plan to "To provide for a Tourism Related Facility" this zoning will be restricted by an objective which states that prior to the development of these lands an Action Area Plan must be agreed with the Planning Authority. This AAP must satisfy the following AAP objectives:
 - i. The development must not impinge on the views of the sea from the Lighthouse to the land opposite the Catholic Church.
 - ii. The development must be an integrated tourism facility
 - iii. That, in accordance with the objective of this plan to maintain year round population any self catering units or holiday home developments should clearly be ancillary to the tourism related development and such development shall be phased accordingly.
 - iv. That the development should be of a high standard of design.
 - v. That the development should include a similar high standard of design in relation to planting and open space in the vicinity of the development and to footpaths, lighting etc.
7. Recreation and Amenities; "To Provide for a Mix of Land Uses for Recreation and Amenity".

8. Conservation: "To Provide for the Protection of certain areas".
9. Harbour & Marine Amenities: "To provide for harbour and sea related activities".
10. Agriculture / Rural Character; "Provide for Agriculture and Protect Areas of Visual Importance".
11. Low Density Residential: "To provide for Residential Densities in the range of 5 houses to the acre (up to and not exceeding 13 houses per hectare).

The Use Zoning Matrix below is intended as a general guideline in assessing the acceptability or otherwise of developments proposed for each zoning. This matrix is a guideline and the listed uses are not exhaustive.

4.3 Non-Conforming Uses

Existing established uses will remain undisturbed by the zoning, however the zoning provisions will apply to large-scale extensions to existing non-conforming uses. Consideration will be given to allowing reasonable extensions to these developments. Factors such as density, height, design, visual amenity, traffic generation, public health, etc are not determined through land use zoning. All these factors are significant when determining the proper planning and development of the area and will be assessed during the application stage for each individual development proposal.

USE CLASS RELATED TO USE ZONE

USES	New res. devmt.	Exist Res.	Soc & Comm. Facilities	Village Centre Facilities	Tourism Facilities	Tourism Related Facilities	Rec. & Amenity	Conserva tion	Harbour & Marine Amenities	Agric / Rural Character	Low Density Res.
Advertisement	N	N	O	O	O	N	N	N	O	N	N
Amusement	N	N	N	O	O	N	N	N	N	N	N
Apartments	P	P	O	P	O	O	N	N	N	N	N
Bed and Breakfast	O	O	N	P	O	O	N	N	N	N	N
Car park ¹	O	O	O	P	O	O	N	N	O	N	O
Caravan park / Touring holiday	N	N	P	N	O	N	N	O	O	O	N
Casual trading	N	N	O	P	N	N	N	N	N	N	N
Cemetery	N	N	P	N	N	N	N	N	N	N	N
Childcare facilities (crèche / nursery)	O	O	P	P	P	O	N	N	O	N	O
Education	O	O	P	P	O	N	N	N	N	N	N
Funeral home	N	N	O	O	O	N	N	N	N	N	N
Garage /car repair	N	N	N	O	N	N	N	N	O	N	N
Hostel	O	O	O	O	O	N	N	N	N	N	N
Hotel	O	O	O	P	O	P	N	N	O	N	N
Shop (comparison)	N	N	N	P	O	N	N	N	N	N	N
Shop (convenience)	O	O	O	P	P	N	N	N	N	N	N

¹ In all zones except the town centre car parking will only be permitted where it is intended to provide parking for a development on the same site.

Take-away	N	N	N	P	N	N	N	N	N	N	N
Port related activities	N	N	N	N	O	N	N	N	O	N	N
Office	O	O	O	P	O	N	N	N	P	N	N
Petrol station	O	O	N	O	O	N	N	N	O	N	N
Public house	N	N	N	P	O	N	N	N	N	N	N
Residential	P	P	O	P	O	P	N	N	N	N	P ²
Restaurant	N	N	O	P	O	N	N	N	O	N	N
Marina	O	O	O	O	P	P	O	O	O	O	O

Permitted in Principle (P)

A use, which is Permitted in Principle, is one which the Local Authority accepts in theory in the relevant zone, however, it is still subject to the normal planning process including policies and objectives outlined in the Plan.

Open for Consideration (O)

An Open for Consideration use is one which the Local Authority may permit where it is satisfied that the suggested form of development will be compatible with the policies and objectives for the zone, will not conflict with the permitted uses and conforms with the proper planning and development of the area. Particular attention will be given to the nature and scale of the development when assessing compatibility.

Not Normally Permitted (N)

Development that is classified as Not Normally Permitted in a particular zone is one that will not be permitted by the Local Authority. This may be due to its perceived effect on existing and permitted uses, its incompatibility with the policies and objectives contained within this Plan or the fact that it may be inconsistent with the proper planning and development of the area.

² Low Density Residential: “ To provide for Residential Densities in the range of up to 5 houses to the acre (up to and not exceeding 13 houses per hectare) and the design of such housing to reflect the prominent nature of the area in question.

5.0 ENVIRONMENTAL IMPACT ASSESSMENT

Section 19(4)(a) of the Planning and Development Act 2000 states that a Local Area Plan shall contain information on the likely significant effects of implementing the Plan. This requirement is in accordance with the EU Directive on Strategic Environmental Assessment for plans and policies. By highlighting the significant effects of the Plan's strategy, policies and objectives, it is possible in the plan making and implementation process to:

- Avoid unnecessary harm to the local community and the natural and built environment.
- Reduce the effects of harm where it cannot be avoided (mitigation).
- Identify positive benefits for the local community, the natural and built environment that can be provided.
- Ensure that the Plan is moving towards sustainable development.
- Make a major contribution to the future monitoring process by allowing resources to be focused on key areas of uncertainty.

In general terms the development strategy for the area covered by the Local Area Plan has incorporated the principle of sustainability as a central theme. In this respect the protection of the environment has been integral to the Plan's preparation and is in accordance with:

- The *Strategic Vision* for the planning and development of County Wexford as set out in the County Development Plan 2001 (Reference Section 3.1)
- Government policy as set out in '*Sustainable Development—A Strategy for Ireland*' (Department of the Environment 1997).

Change resulting from economic and social development will have inevitable effects, both positive and negative on the local communities in the area covered by the Plan and on the natural and built environment. It is the purpose of this Local Area Plan to manage this change and to ensure that adverse impacts on the integrity of the environment and quality of life are mitigated and minimised. The following sections set out in more detail the identified significant effects of implementing the Plan, and what measures are available to minimise and mitigate and adverse effects.

5.1 Human Beings

The Local Area Plan provides for the consolidation and enhancement of the existing village, rather than for Duncannon's expansion. The development of additional lands will have significant effects on the local communities in Duncannon. The mix of land uses to cater for the needs of the existing and future population of the area including the provision of homes,

shopping, tourism and recreational facilities will have significant effects in terms of the way the local communities experience the village settlements and on the spatial character of the villages. On the other hand, by providing an attractive place in which to live, work, visit and recreate, the Local Area Plan can help to create a positive impact on the future of the community. An increased year round population which the Plan seeks to achieve within the village settlement, will create the critical mass and vitality needed to give rise to investment in services and amenities which will benefit the whole community. The provision of additional residential development will provide for local residential need and contribute towards minimising the pressure for one-off housing on the approaches to Duncannon. The strategy of seeking to consolidate development in and around the village core, using existing and proposed infrastructure will have less negative effects and is more sustainable than haphazard, uncoordinated development in the village environs where services and environmental capacity are limited. Negative effects resulting from new residential development can be further mitigated by careful layout and design, the sensitive use of existing site features, screening, landscaping and the planning control and enforcement systems.

5.2 Flora

The Local Area Plan identifies the important habitats and amenity areas in Duncannon and its environs. As the important habitats including the sand dune systems and coastal amenity lands are to be maintained free from development, it is unlikely that there will be any negative impacts on the flora of the area. Those areas that have been identified for development consist almost exclusively of green-field sites within the village core or agricultural grassland/tillage land that are considered to be of least importance in terms of habitat.

5.3 Fauna

This is closely related to flora and the habitats referred to in Section 5.5 above and the likely impacts are as previously discussed.

5.4 Soil

No special or noteworthy soil conditions have been identified in areas designated for development. Soils in areas such as the candidate Special Areas of Conservation and the proposed Natural Heritage Areas will not be impacted upon, as these areas will be kept free from development. Impacts on soil will occur in development areas due to removal construction work, excavation and re-profiling. Impacts will be mitigated in landscaping, screening and planting of developed sites.

5.5 Water

Primary impacts on the area's water resources will result from demand created by existing and new development. These demands are identified in the Local Area Plan, which also contains detailed policies and objectives to meet this demand through the provision of infrastructure. Foul water treatment impacts will also be addressed through the provision of appropriate infrastructure identified in the Plan, i.e. the provision of treatment facilities to cater for proposed development. While the rate of surface water run-off has the potential to increase in development areas, any adverse impacts will be addressed by the provision of appropriate storm water infrastructure and through careful design, siting and site development to be addressed in the development control process. There may be an interim increase in sewage w/o treatment.

5.6 Air

Increased levels of development will result in air quality changes from both vehicles and properties. However, increases in residential density, the provision of cycle and pedestrian networks, and the provision of local facilities and services and more energy efficient houses, will help reduce emissions over the longer term. Extensive tree planting will also assist in air purification.

5.7 Climate

There are no likely or significant impacts on climate, anticipated from the Local Area Plan.

5.8 Landscape

Implementation of the Plan involves the urbanisation of land previously used for agricultural purposes or greenfield lands close to the village core. Significant long-term changes will occur to the traditional village landscape of these areas as a result. This is deemed to be acceptable on the very limited amount of land indicated for future growth in housing, jobs, services and facilities that need to be accommodated and as these lands are in or close to the existing built up area. Those lands and areas that represent the most important ecological habitats and sensitive or vulnerable landscapes have been reserved in the interests of bio-diversity, visual amenity and public open space. Significant change in proposed development areas can be mitigated through the planning control process, through the application of the design guidelines in the Appendix.

5.9 Material Assets

This includes both natural and man-made assets. Natural assets have been addressed in foregoing sections and some of the material assets that relate to heritage are addressed in the following section. Other material assets include the area's existing infrastructure e.g. roads, water supply, sewerage infrastructure and built fabric. No significant impacts, which

would affect these assets, are anticipated, while improvements to existing infrastructure of the road network will benefit the area.

5.10 Cultural Heritage

Cultural heritage is the term used to describe the combined components of archaeology, architecture, urban design, monuments and decorative features. It also includes sites or areas of religious or folklore interest. The protection of these assets will be major objective through the development control process through its requirement for well-planned designed and sensitive development. Close consultation with Department of the Environment, Heritage and Local Government will also ensure that any adverse impacts on the cultural heritage are avoided or mitigated

Appendix 1

RECORD OF PROTECTED STRUCTURES

1. Duncannon Fort: A fine 17th Century brick star-fort.
2. Catholic Church: Gothic Dated 1896
3. Two Martello Towers
4. Church of Ireland Church: A circa 1850 single-cell gothic building with good tracery in the windows, built of rusticated stone: in use and well kept. Said to be by J. H. Fuller.
5. Lighthouse & Buildings within walled enclosure opposite Church of Ireland Church.

Appendix 2

Duncannon Design Code

Introduction

i. The Aim of the Duncannon Design Code

The aim of these guidelines is to create quality environments that builds on the area's own unique sense of place through well-designed developments that respect their local context, whether that be the landscape context or the historical built environment. The aim is to ensure that Duncannon is an attractive place in which to live, work or visit.

ii. Value of Good Urban Design

Not only can good urban design enhance the attractiveness and quality of the physical and built environment but it can contribute to people's well-being, creating environments within which people feel safe and secure. People are attracted to well designed places, therefore by improving the quality of the built environment, people will be attracted to Duncannon as a place to live, to invest in and to do business in. With good urban design there are economic, social and environmental benefits for all.

iii. The Art of Place-making.

A key objective of these design guidelines is to provide guidance to landowners, developers and their architects, in the creation of attractive places that are distinctive and well designed; where people have a sense of pride; where people feel safe and secure and where children are comfortable playing. Villages should be proud of their heritage and should build upon its uniqueness, too often development within villages lack local distinctiveness. It is the uniqueness, in terms of Duncannon's coastal location, topographical setting and architectural heritage that should be the starting point for the development of the village.

iv. The Purpose of these Design Guidelines is as follows:

- (a) To enhance the overall image of the village of Duncannon, so as to enhance its overall performance and its attractiveness to both the inhabitants of the town and to its visitors.
- (b) To give landowners, developers and their architects or designers clear views as to the local authorities' opinion as to how the sites should be developed in the best interests of Duncannon. This takes the uncertainty out of the planning application

process, as the applicant will know in advance, what is or is not acceptable to the planning authority from the outset. This in effect, should reduce delays and the risk of abortive work.

- (c) To assist officials of the Planning Authority when judging subsequent planning applications.
- (d) The Planning Authority acknowledges that many planning applications are not submitted by individuals with professional qualifications in architecture and/or design. The guidelines therefore should assist all applicants, including their designers, in drawing their attention to some of the more important issues of design and layout.

These guidelines will seek to focus on and highlight the visual qualities that already exist in Duncannon and build upon them. Design guidelines cannot be expected to anticipate the originality of new building forms. This design guide will be used as that - a design guide - not as a rigid or restrictive set of rules. It is written in a manner that seeks to promote good design, while allowing for creativity and innovative design solutions. It provides for a range of architectural solutions within a disciplined framework.

v. The Structure of these Design Guidelines

- Urban Design Principles
- Architectural Principles

1.0 History of the Development of Duncannon

Dun Canainn, or as the translation 'Cannin's Fort' implies, has had a fort from the earliest times. Duncannon Fort is star shaped and was built in 1588 at a strategically important promontory in Waterford Harbour. Previously a Celtic fort and a Norman Castle had been on the site. Duncannon Fort is built at a strategically important promontory in Waterford Harbour, it was erected by the Spanish Armada in 1588 in the expectation of an attack. There had previously been a Celtic fort and a Norman castle on the site. The fort is noted for its dry moat, exterior walls and the legend of the croppy boy.

Duncannon Village is situated within the Hook Region on the estuary of Waterford Harbour. The village, which has a southerly aspect, consists predominantly of residential development the majority of which is of 19th century origin. The village has managed to retain the character of its original function, that of a fishing village, with a street of small houses which serve as a focal point for tourism.

Duncannon has many prominent landmarks. These include Duncannon Strand, the Fort, the Quays, the North Lighthouse at Blackhill, and the Church of Ireland Church at Blackhill, the two Martello Towers, and The Star of the Sea Roman Catholic Church. These landmarks, together with the vernacular residential and commercial buildings, serve to define the identity of the village.

The Plan area has a particularly attractive coastal landscape. Duncannon's unique landscape setting contributes significantly to the distinctive character of the village and to the area's sense of place. Therefore, the character of the natural landscape setting, with the beach and sand dunes, is as sensitive as the built form and layout itself and warrants protection of its natural environmental setting.

1.1 The Importance of Conservation

Where possible, structurally and financially, consideration should be given to the existing building fabric, for it is the existing pattern and appearance of these buildings, related to its history and geography, that makes Duncannon unique and different from other villages.

2.0 Urban Design Principles

2.1 Building in appropriate locations

Context and Setting

The context or setting of a new building requires careful consideration. In particular, account must be taken of the potential impact of the building on views into, over and out of the site. Views, such as that from the lighthouse at Blackhead should be protected, while opportunities should be availed of to enhance existing views and/or open up new views.

At the edge of Duncannon, new buildings should be located to sit sympathetically into its surrounds, by the use of landscaping, so that jarring between the urban and rural landscape is minimised. It is also important to be aware of the existing built form surrounding the site. For example if building in proximity to the fort at Duncannon, this maybe used to influence the design of the development, however it need not necessarily replicate the style of design, but may take cues from it.

Examination of Site Characteristics

In order to decide on the type of building suited to the location, it is important to identify and map all environmental and archaeological features on the site in question. Such features may include streams, trees, hilltops, ridges, stonewalls or other features (Identification of Archaeological features may be aided by looking up the Record of Monuments and Places available at the Council Offices).

Each site, however, has unique characteristics, so it is advisable that prior to submitting a planning application, an applicant should consult with the Planning Authority as to the appropriate type of development that may suit the site in question.

2.2 New development within Duncannon Village

The insertion of a new building into an older area requires a very sensitive design approach. However good a new building, there must be proper attention given to its effect on its surroundings, in particular the manner in which it relates to its adjacent buildings or the streetscape. This calls for a contextual approach, i.e., examining the local context in terms of historical plot width, building height, established building lines, fenestration type, roof profile, materials or other distinctive features. In designing a new building however, the designer should not slavishly adhere to all aspects of context, so that they replicate the old in some form of pastiche. Rather, they should view these aspects of context and select elements in the creation of new designs

Mix of House Type and Tenure

It is important to ensure that there is variety of residential units within a development. In Ireland in the past, it has been an acceptable practice to have blocks of similar style of housing. Mixed house types and styles in a development will make the scheme an attractive option to a much wider range of people. It is also important that housing schemes cater for a range of different uses such as year around housing as well as housing for holidaying, apart from concerns of leaving areas deserted outside the holiday season, it also means that there is more security when people live in the houses nearby.

Materials, Detailing and Decoration

The use of materials in building design contributes to the distinctiveness of regional and local architectural character and should therefore be used or incorporated where possible. New buildings should be constructed of/finished with materials typical of and used in similar proportions to, those traditionally used in Duncannon. Special care must be taken in respect of development that effects the appearance, character or setting of a building designated as a Protected Structure where traditional Duncannon materials/finishes or high quality substitutes only should be used.

Building Lines

Building line refers to the position of the front of the building along a street edge. The aim in most new urban developments will be to either maintain or create a new building line or building edge. This is important as the position of the building determines the space between the street and gives it a sense of enclosure.

While some of the streets in Duncannon have straight building lines, more often building lines are continuous but not rigidly straight. They tend to stagger and deflect at intervals, adding significantly to the character of the street.

The following principles will apply:

- Generally, maintain existing and established building lines where they exist.
- Create new building lines where they do not already exist.

Building lines may be relaxed in the following circumstances:

- For innovative design solutions where it can be demonstrated that the design will positively enhance the townscape.
- Where important areas of public or civic space is to be provided.
- To accentuate an important building.

Site Layout and Permeability

Future residential developments should be permeable, that is they should allow easy access to local services and facilities, and should be designed so that they encourage people to integrate into their community. This may be done by the provision of pedestrian footpaths and cycle ways, and by ensuring that pathways and cycle ways are overlooked by residential developments and are well lit for security. An offset grid layout in residential design is more preferable than cul-de-sac development in meeting this aim.

The following principles will apply:

- Through-routes are to be encouraged as they provide greater permeability and legibility.
- Poorly designed cul-de-sac developments will not be permitted.
- Linkages to adjoining developments, community facilities and/or neighbourhood centres are to be provided. These linkages can take the form of open space connections with walking trails, pedestrian paths, designated cycle routes and/or road links.
- Principal pedestrian and cycle routes to be provided along natural 'desire lines' - the most convenient and direct routes.

Grid layouts disperse traffic more evenly than a poorly connected layout dominated by cul-de-sac. Developments should consider layouts that incorporate grids and distorted grids that incorporate key landscape features. These provide for through routes in a perimeter block system, within which cul-de-sac and courtyard type development can be provided.

Orientation

Dwellings that provide an active frontage onto the street or open space provide surveillance onto that street as well as being more visually pleasing to the user and to the passer-by.

The orientation of a building, that is north or south facing, is also important to increase passive solar gain.

Open Spaces

The Planning Authority will expect open space to be provided as an integral part of any new development. This open space should be designed in unison with both the new development and the existing environment, so that it is integrated, accessible and therefore usable. It should be overlooked by dwellings for security and should have access to it for all users. Hard landscaping for cycle links and walkways should be provided and should take account of desire lines. Existing environmental features should be maintained and incorporated into

the design of the open space. Detailed Landscaping schemes shall form an integral part of the development of any open space. Such landscaping schemes shall be carried out by suitably qualified professionals and shall be submitted at planning application stage.

The following list outlines the quality of an open space and should be used as a checklist to help determine the quality of the proposed open space:

- ❖ **Community Partnership:** Community participation in the design and maintenance of open spaces results in higher usage levels and should therefore be a central issue in its provision.
- ❖ **Accessibility & Permeability:** All space should be in close proximity to the buildings/built up area/population that it serves, this helps to increase accessibility and therefore its usage levels.
- ❖ **Visual Amenity:** Open spaces that are visually attractive encourage high usage and are vital elements determining the quality of a built environment. All types of open spaces (both passive and active) should be designed to be visually attractive.
- ❖ **Facilities/Features:** Basic features of open spaces include footpaths, lighting and seating with sports pitches, play equipment, river walks and so on, thus making the area more useable to more people.
- ❖ **Enclosure & Definition:** Ownership, control and security are determined by how an open space is defined or enclosed. Open spaces should not be used as a buffer zone between two areas but should be clearly definable spaces in their own right. This can be achieved through the use of suitably designed physical boundaries (e.g. hedges, railings, etc.) or implied boundaries (e.g. Buildings, footpaths, rivers, etc.) defining the space.
- ❖ **Maintenance:** Another key factor influencing levels of usage is levels of maintenance. Poorly maintained space has low usage levels and may eventually become to be used as areas for anti-social behaviour. Well-designed spaces should allow for easy maintenance, which results in high levels of usage.

Retail development

The village centre of Duncannon presents opportunities for in-fill development, plot-intensification and redevelopment. Development is required to be within the context of the village but not necessarily mimic the adjacent structures. Appropriate scale can be determined by the adjoining properties for example along the Main Street and also from the scale and diversity of buildings along the street as a whole.

Landscaping, Street Furniture, Public Lighting and Surface Material

Provision for Landscaping, Street Furniture, Public Lighting, Footpaths and Surface Material should be included in all residential developments.

Harmony and Streetscape

New buildings should relate positively and sympathetically with those around them. Innovative designs and spatial arrangements can add interest and variety but should not be significantly out of keeping overall. Designs using elements characteristic of Duncannon, such as irregular building lines or locations on or close to the road edge should be emulated in new developments provided safe and convenient access to sites can be provided. New roofs, as in the picture overleaf, should be in harmony with existing roofscapes. Dormers, which interrupt an existing roof plane, where this is important to the character of a building, or roof lights, which spoil an unbroken vista of roofs, will be discouraged.



Plate 2.0 Harmony in residential housing on Duncannon's Main Street

2.3 Development within the plan area

Development on Hillside

Duncannon is situated in a scenic and environmentally sensitive location. In order to protect the positive aspects of Duncannon, there are certain considerations that should be adhered to. What is to be avoided, are buildings that break the skyline, as shown in diagram (a) below. What is preferable, is building so that the development sits into the landscape, this may further be aided by the planting of trees and landscaping see diagram (b) below.



(a) Housing breaking the sky line
Source: New Ross Design Code.



(b) Housing in sympathy with the landscape

3.0 Architectural Principles

3.1 Modern Design

In general, in relation to residential or commercial buildings, a good modern design will be acceptable to the Planning Authority. A design that is in keeping with its surrounds, whilst not mimicking buildings around it, will be acceptable.

3.2 Development within Duncannon

Housing Estates

Residential housing include the provision of safe walkways, on desire lines, to/from the new development, suitable boundary treatment between units (fences that have high front boundary treatments are to be avoided), garages or storage sheds should be provided to the side or to rear of house and the adequate provision of car parking.

Building Composition and Façade Design.

New buildings should be simple in style avoiding unnecessary detailing. Notwithstanding this principle, opportunities may be availed of to add interesting ornamentation and expressions of local craftsmanship. The specification and colour of external woodwork, cladding and rainwater goods should harmonise or successfully contrast with the colour of walling materials.

Solid to void ration indicates the relationship between the amount of solid (i.e., the walls) to void (i.e., windows, doors and other openings). Too much 'solid' and a building can appear dull and 'introverted'. The scale and bulk of a building can be reduced through façade modulation, incorporating projections such as porches, bay windows and varying roof pitches. The addition of such features adds variety and interest. The plane or angle of roof pitches should generally be consistent. Decoration and detailing is a lost craft in house

building, but can add great charm and character to an area. However, overly decorative materials should be avoided as fashions and styles can quickly become outdated.

Consideration should be given to local materials, such as stone from local quarries, in design elements.

Proportion

New buildings should be well proportioned and relate to the scale of adjoining properties for example if building adjacent to the vernacular houses on Main Street, buildings should be in keeping with their surrounds. Extensions to existing buildings should be in scale and character with the original building; they should not dominate. Excessive bulk should be avoided. Windows and doors should be similar in proportion to those in the existing building and in sympathy with its architectural style. They should reflect the existing solid/void relationship. Shop fronts should reflect the character and architectural style of the existing building and be of appropriate matching materials and colours. Modern shop fronts will be permitted where clearly developed from good architectural principles and vernacular architecture.

Roofs

In considering the roof of a development, the forms of adjacent roofs to the development should be given consideration. The roof treatment should be in keeping with its surrounds, the importance of this treatment may be seen from the photo below taken of the Main Street in Duncannon, a gabled ended house would not be visually pleasing in this streetscape.



Plate 3.0 Duncannon Streetscape

Roofs should follow the traditional “A” roof shapes, flat roofs or roofs with a low pitch are not to be encouraged. Recommended material to use is that of natural slate or a high quality manufactured substitute, materials not recommended included tiles or felt.

Windows

As a general principle, windows should have vertical proportions as shown in 3.1 below, subdivided if necessary to keep the emphasis vertical. They should ideally be, made from timber and painted for protection from the elements, with a generous cill depth. Windows made from aluminium or with a horizontal emphasis should be avoided in Duncannon. Below are examples of window that are to be encouraged.



Plate 3.1 Window's showing good vertical proportions

Dormers and Roof Lights/Windows

Dormer windows and roof-lights should be designed according to types such those photographed in Duncannon, seen below.



Plate 3.2 Suitable roof lights

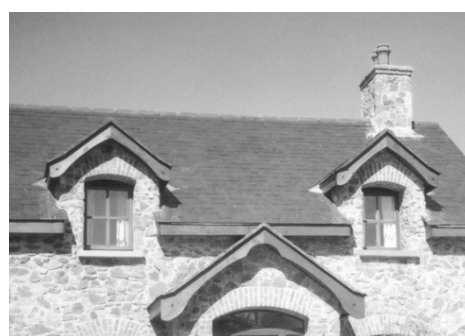


Plate 3.3 Good example of dormer window

Chimneys

Chimneys should be constructed using traditional designs with squat proportions and robust appearance, chimneys that are thin or too tall can be out of proportion with the rest of the building.



Plate 3.4

Acceptable design and proportions of chimney



Plate 3.5

Weak design of chimney

Extensions

In relation to building extensions to buildings it is best to extend to the side and/or the rear of the development. A pitched roof is best and one that is tied into the existing building. Materials used should be similar to that used in the existing building.

Gables

Gables look best when they are predominantly solid with relatively small openings as in Plate 3.5 below. In general using the gable-end as a front façade is not encouraged, especially within villages such as Duncannon.



Plate 3.6

Showing an example of an appropriate gable end, suitable for the Village.

Walls

Externally in Duncannon what is to be encouraged is the utilisation of materials and finishes prevalent in the area, for example plaster rendered and painted white. Mixing materials on the façade of the building using brick, timber and render should be avoided. Simplicity is best, and an uncluttered external appearance is encouraged. This means avoiding inappropriate “feature” elements such as balustrading, shutters and arches. The photo below shows how balanced proportions create visual harmony and strength and also shows how this simplicity works best.

Entrances and Porches

Entrances and porches should be of simple detail with a pitched roof, as the photo overleaf shows.



Plate 3.6



Plate 3.7

Doors

The type of door and its door knocker/letterbox/paint colour are important design elements. Doors made from simple sheeted or panelled timber, brightly painted with limited glazed areas are to be encouraged. The use of aluminium with large glazed areas and excessive over elaborate designs are to be discouraged.

Road Frontages

Traditionally, while buildings have grouped along road frontages, they have done so in a variety of ways including:

- Buildings opening directly onto the road,
- Buildings set back, typically with a small walled garden
- Gable development placed at right angles to the axis of the road

These buildings may sometimes read or appear as a related sub-set of buildings, even though they are individually owned and maintained. Within the village of Duncannon the

existing building lines should be maintained. Building lines will only be relaxed in exceptional circumstances such as where an innovative design solution has been shown to positively enhance the village, or where an area of public or open space is to be provided

Green field developments/ housing estates should also derive from these patterns and not resemble suburban style housing estates.

Summary

Duncannon is and should remain an attractive coastal village. Good design and proper planning should be the guiding principal for the area. New developments should respect the character of the village and should add to the village rather than detract from it. Developers should use this Design Code so that the future development of Duncannon is for the benefit of the village as a whole and not just for the benefit of the individual. Duncannon has advantages such as its coastal location, orientation and amongst others its historical references. The village should use these advantages so that its future development is sympathetic to its past development whilst also being modern, progressive and forward moving.

NOTES