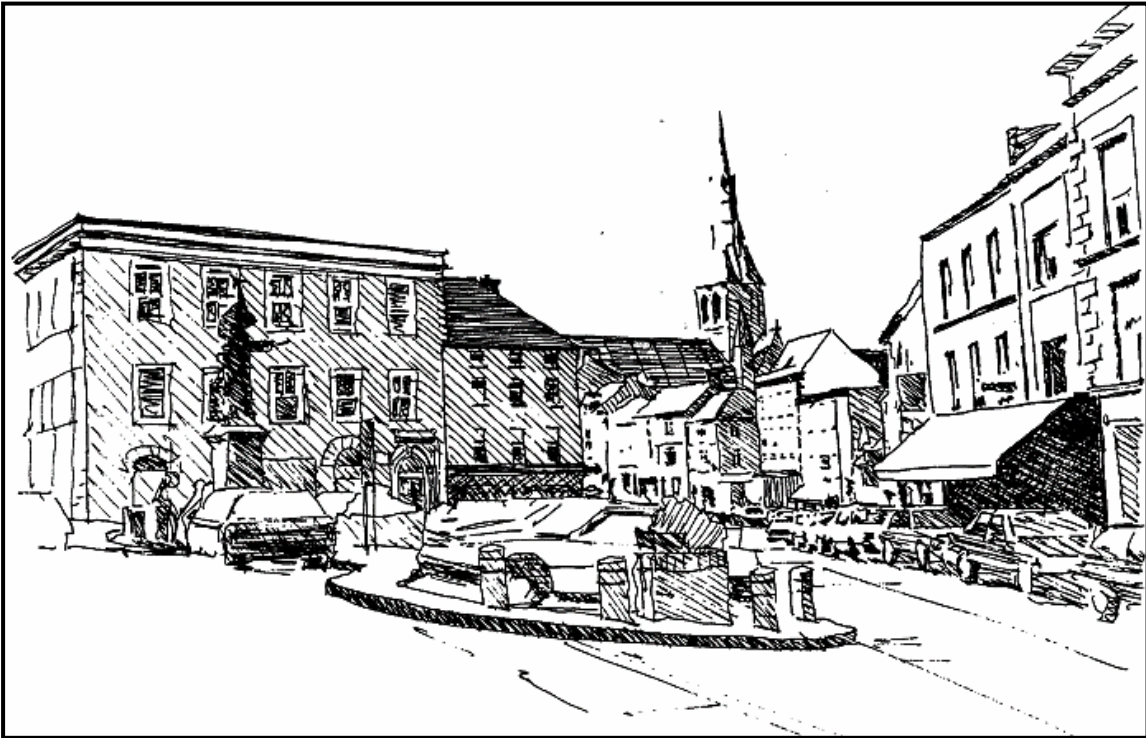


Enniscorthy Town & Environs Development Plan 2001

(Including variations 1, 2, 3 & 4 incorporated into text and included separately in Appendix 4 & Variation 5 Retail Strategy is available as a separate document)



Enniscorthy Town Council &
Wexford County Council

October 2001



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SECTION 1: Development Context

The Enniscorthy and Environs Development Plan is the statutory framework within which all development in Enniscorthy Town will take place over the next five years. This draft plan has been prepared in accordance with Local Government (Planning and Development) Acts, 1963-1998 and the Local Government (Planning & Development) Regulations 1994-1998 inclusive and will replace the existing 1992 Development Plan for Enniscorthy Town and Environs.

This document lays down the physical development policies for Enniscorthy over the life of the plan, which will facilitate economic and employment growth in a manner that preserves and improves the quality of the environment. It also explains the means to be used to achieve these objectives and the reasons why these mechanisms have been chosen. The achievement of the objectives stated in this plan is subject to the availability of resources (financial and otherwise).

The Plan also incorporates the County Wexford Housing Strategy as required by the Planning & Development Act 2000. This strategy identifies the number of housing units to be provided over the Plan period taking into consideration population, household, house price and income projections. The strategy is prepared in Appendix 3 of the Plan.

In the process of preparing this draft plan a number of working papers were produced on the main items covered by the Development Plan.

There are four basic aims of the Development Plan, which underpin the development objectives of the Local Authority: -

- a) To promote balanced social, physical and economic development in Enniscorthy Town and Environs
- b) To promote environmental sustainability
- c) To ensure orderly and balanced use of the resources of the county
- d) To preserve and improve the amenities of the town and environs, natural and man-made

1.1 Vision Statement

1.1.1 Introduction:

In developing a strategy for the future planning and development of Enniscorthy it is recognised that the Plan area is influenced by and has influence over future economic, social and environmental trends in the Region. This Development Plan gives expression to the needs and requirements of residents of the County at local level. In addition, it also recognises the regional dimension of the County.

Enniscorthy is one of the four main towns in the urban hierarchy of Wexford County, along with Wexford, New Ross and Gorey. Enniscorthy services both the local urban population and the surrounding agricultural hinterland.

Enniscorthy is a town with a population of c. 10,000, it lies on the banks of the Slaney River and is a prosperous market town. While the development of the town has taken place over many centuries, the last 20 years has resulted in a large number of new housing developments being built on the town fringe. The economic boom of the last 3 years has also influenced settlement patterns within the town and its environs which has resulted in demands being placed on services. It is envisaged that this demand for housing in the town will continue over the plan period and to enable the town capitalise on the anticipated growth a considerable area of land has been zoned for both residential and economic development.

It is the mission of Enniscorthy Urban District Council and the County Council to promote sustainable development within the County and to maximise the towns income under all headings ensuring that the County shares in the benefits from the State and EU funding.

1.1.2 Development Plan Strategy

It is important that the future of Enniscorthy be shaped by the Development Plan. The development plan strategy incorporates the following Council strategic objectives to facilitate the achievement of sustainability:-

- ❖ *Sustainable economic development objectives and land use zoning objectives*
 - (i) Examining the development potential of the plan area
 - (ii) Consider the projected demand for serviced land for employment generating uses and ensure that the availability of these lands is sufficient to meet the projected demand
 - (iii) Examine the projected demand for serviced residential land and ensure that this land is made available.

❖ *Strategic objectives for the future of the urban settlements*

- (i) Residential densities on existing zoned land should be increase. Within walking distance of the town centre this density can be high, however all development must be governed by a requirement for a high standard of layout design.
- (ii) More intense industrial and commercial uses will be facilitated. The proposed business park and Science and Technology park would facilitate attractive industries locating in Enniscorthy
- (iii) Utilising existing areas of public open space in terms of both increased environmental, ecological and traditional social and amenity roles within the urban fabric
- (iv) A clear demarcation between the county boundary will be provided for by additional green belts to be located outside the development boundaries. These green belt areas should accommodate major active recreational uses.

❖ *Objectives for the provision of new and improved facilities including drainage, transportation and other infrastructure.*

- (i) The augmentation of the Third Main Drainage Scheme
- (ii) The upgrading of the existing treatment works
- (iii) Seek to reduce and eliminate as far as possible areas of flooding risk
- (iv) Improve recycling infrastructure

❖ *Land Use planning objectives related to amenity, conservation, leisure. Tourism and recreation*

- (i) There is an abundance of natural amenities in the area. The amenity value of the river valleys and green belt areas is reflected in the strategies adopted that would seek to protect and enhance the amenity value of these areas.

1.2: The County and Regional Context

Enniscorthy Town is situated in a central position within the County, on the River Slaney, and accessed by the following main roads.

- ❖ N11 National Primary Route and Euroroute E01, approximately 72 miles (116km) from Dublin, 18 miles (29km) from Gorey.
- ❖ Leading southwards, Wexford lies approximately 14 miles (23km) from Enniscorthy and Rosslare Harbour is 26 miles (43km) via the Wexford Relief Road and N25
- ❖ The N30 National Primary Route to Waterford via New Ross
- ❖ N80 National Secondary Road to Carlow via Bunclody
- ❖ R702 Regional Route to Kilkenny via Kiltlealy
- ❖ R744 Regional Route to Blackwater and the Coast

The Dublin – Wexford / Rosslare Harbour train, also services the town.

The River Slaney bisects the town into east and west. Both sides are connected by numerous bridges, which traverse the river assisting in the traffic flow through the town.

The area of the plan covers east and west and includes the following townlands: Greenville, Moyne Upper, Moyne Lower, Blackstoops, Kilcannon, Templeshannon, Clonhasten, Kilagoley, Drumgoold, Shingaun, Lyre, Scarawalsh and Enniscorthy.

(a) West of the River Slaney comprises 1150 acres (465 ha.) of which

The Urban District comprises 220 acres on the hillside overlooking the river valley and;

The main part of the Environs of the Enniscorthy that comprises 930 acres to the north, west and south of the Urban District. This area is within the catchment of the Enniscorthy Main Drainage and contains 300 acres of undeveloped land.

(b) East of the River Slaney comprises 490 acres (198 ha.) This includes

The remainder of the Urban District approximately 70 acres (28 ha.), on the slopes of Vinegar Hill and

The remainder of the Environs of Enniscorthy which includes Vinegar Hill 420 acres (170 ha.), of which 170 acres are undeveloped.

The location of the town and the proximity to Wexford has had both positive and negative effects on Enniscorthy. Wexford exerts a strong influence over the

physical, social and economic development of Enniscorthy, yet the town is becoming more significant due to the population and employment growth that is being experienced.

1.3: Population and Economic Activity

1.3.1: Population Trends

The population change in Co. Wexford over a 25 year period shows significant growth in the 1970's almost 1.4% per annum over the decade or 1070 persons. This was followed by a slow decline in the 1980's of a half a per cent to 1991. However the population has increased again in the last inter-censal period by 2,300 persons bringing it to 8,583.

Table 1.3.1: Population of County Wexford 1971-96

Year	Wexford	Annual Percentage Change
1971	86,351	
1979	96,421	1.4
1981	99,081	1.4
1986	102,552	0.7
1991	102,069	-0.1
1996	104,371	0.4

Source: Census of Population 1981, 1986, 1991 and 1996

Census information can be obtained from three areas.

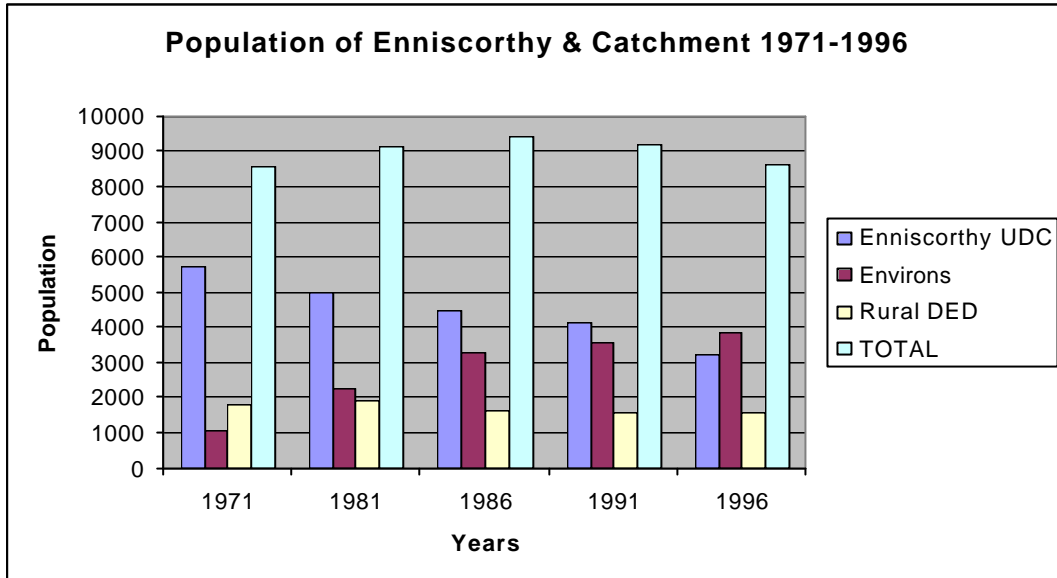
- a) The first is the area within the Enniscorthy Urban District which amounts to approximately 37% of the town's population.
- b) The second is the town and environs, as defined by the Census of Population, where 44% of the total population reside. This includes the contiguous built up area of the town and its definition varies between census years as the town expands.
- c) The third area includes the town, its environs and the remainder of 18% living in the Rural DED.

In the inter-census period, there has been a decline in the population of the Urban District of 34%. This is due to:

- ❖ the boundary of the Urban District being tightly drawn
- ❖ most new development has taken place in the environs
- ❖ household size within the Urban District has declined sharply.

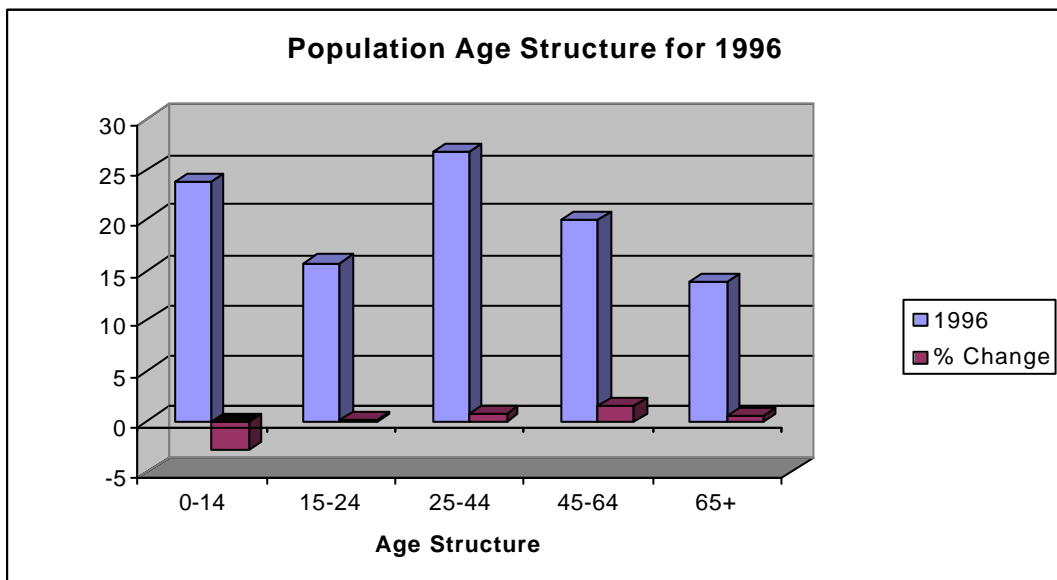
The change in population structure in Enniscorthy is most marked by the falling younger dependency rate while the older age dependency is increasing. This will give rise to implications for household type and housing size.

Table 1.3.2: Population of Enniscorthy and Catchment 1971-1996



Source: Census of Population 1981, 1986, 1991 and 1996

Table 1.3.3: Population Age Structure 1996 & Changes 1991-96



Source: CSO SAPS 1991 and 1996

From the above table, it is evident that the overall dependency rate is falling though older age dependency is increasing marginally. This is likely to increase more significantly over the period ahead, inline with national trends. These trends have implications for household type and housing size.

1.3.2: Household Formation

The demand for housing during the Plan period is based upon two elements – the accumulated demand and prospective demand. The accumulated demand arises from the need to house people who are currently living in unfit or over-crowded conditions. The prospective demand will arise due to new household formation.

It is difficult to forecast accurately the demand for new houses in particular areas during the plan period. However, it can be stated that trends over that last 18 months were unprecedented which for Enniscorthy equated to approximately 500 new houses being built during this period. This increase has led to an increase in population of approximately 1,500.

However, population projections are dependent on a range of assumptions, notably migration and land availability which can not be predicted over the medium to long term.

Demographic trends are resulting in an increased number of young adults and this factor, coupled with changing lifestyles and increased standards of living are leading to higher household formation rates. This factor, rather than any significant increase in overall population size, will influence the demand for new housing within Enniscorthy and its Environs.

As a result of this demand it has been necessary to ensure that circa 100 hectares of land becomes available for residential development during this plan period. However, because of the difficulty in predicting what will occur during the next plan period and allowing for an element of choice, we are ensuring that 200 hectares of land will be zoned for development. Obviously, the location of the population and households within the catchment will be determined by land availability and planning policy, over this longer period.

1.3.3: Economic Activity

An analysis of economic activity in Enniscorthy over the last plan period (using 1991 and 1996 Census data) shows that commerce is now the most significant economic activity in employment terms with 23.8% of the work force involved in this sector. However, if commerce, and other professional services are taken together, they amount to 44.9% of the workforce. On comparison with the 1991-1996 period this is a 3.5% decrease.

However, manufacturing has made only a slight increase over this censal period increasing by 0.9%.

1.3.4: Unemployment

On analysing the employment figures from the Live Register between 1991-1997, there was an unemployment rate of 24.7%, which is almost 8% above the national average of 16.9%. There is a very marked difference between the number of males to females unemployed in Enniscorthy. In April 1996 this was approximately 49.3% to males.

The total numbers of registered unemployed fell from 2,461 to 1,949 between April 1996 and April 1999. This drop is in line with the national level, which is particularly marked amongst males.

Date	Male	Female	Total
April 1996	1648	813	2461
April 1999	1147	802	1949

The workforce is projected to increase by 219 persons over five years, of which 43% will be females and women will comprise 37% of the workforce by 2001.

1.4: Review of Progress Under the 1992 Development Plan

The 1992 Development Plan highlighted a number of constraints to the development of Enniscorthy, including the marginal population growth, and the considerable physical barriers to development.

Unemployment continues to be a major problem in Enniscorthy. Although the last plan period witnessed a decline in the numbers out of work, unemployment still persists at a high level.

The Local Authority has implemented a number of programmes and actions in support of policies set out in the 1992 development plan.

1.4.1: Housing

The last Development Plan did not include the zoning of any additional land for housing. However, due to national trends and the increasing demand for housing, this situation has changed dramatically. Not only was private land developed for housing but also the local authority built circa 125 number of houses during the last plan period.

1.4.2: Economic Development

It was the Local Authority's aim to encourage new industries and new business into the town by ensuring that suitable sites were available.

1.4.3: Water Supply

The County Council undertook considerable improvements to the water supply systems to Enniscorthy, particularly the replacement of mains and leak detection.

1.4.4: Waste Water Treatment

The existing system still has deficient sewers, which are discharged directly to the River Slaney. The main drainage includes the existing treatment plant that is now working well above its design capacity. There are three phases in the 10 year plan to upgrade the system of which Phase 1 and 2 have been completed however proposals for the third phase are still under negotiation.

1.4.5: Road Network

The road network surrounding Enniscorthy has benefited from a comprehensive programme of modernisation. However, the through traffic in the town has

continued to cause problems. The Disc Parking Management system put in place has been successful.

1.4.6: Urban Renewal

The urban renewal which has taken place in Templeshannon seems to be successful. New apartments, refurbishment of the older mill buildings and general upgrade of the streetscape have all contributed to town renewal.

It will be important for the Planning Authority to assemble sites, which are suitable for urban renewal and re-development and to seek the co-operation and commitment of the private sector in securing urban renewal as part of the process of strengthening the economic base of the town.

1.5: Development Opportunities and Constraints in Summary

OPPORTUNITIES

- ◆ The location of Enniscorthy just 14 miles / 23 km North of Wexford town and 26 miles / 43 km from Rosslare Harbour, sited on the Euroroute E01 it provides an excellent opportunity to attract both industrial and tourism development.
- ◆ The accessibility to the port provides a good connection for roll-on, roll-off industries.
- ◆ The attractiveness of Enniscorthy for manufacturing and service industry will increase with the establishment and expansion of the V.E.C. that can cater for industrial needs.
- ◆ There is an availability of workforce with a history of skills in traditional areas e.g. engineering and joinery.
- ◆ Evidence of emerging information technology base e.g. Datapak and some smaller companies which would make Enniscorthy more attractive.
- ◆ The quality of the road network and proximity to Dublin and Rosslare. N11/N25 represents a valuable opportunity.
- ◆ The River Slaney has an abundance of water which can be utilised as a multi-faceted asset.
- ◆ High tourism profile over the last few years arising from '98 commemorations, Tour de France and Fleadh Cheoil na hEireann.
- ◆ There are opportunities to develop and support a supply type industry to create the infrastructure for inward investment.

CONSTRAINTS

- ◆ The river Slaney and flood plains have restricted development of considerable amounts of land in close proximity to them. The propensity of these rivers to flood during the winter months and the likely significance of surface water abstraction in the future will ensure that the policy of restricting development in these locations will continue.
- ◆ The absence of adequate sanitary infrastructure, will hinder future development, until wastewater treatment facilities are upgraded.
- ◆ Lack of a third level institute within the County results in many of the available workforce migrating out of the town.
- ◆ No great industrial tradition due to non-existence of large firms and lack of a skilled labour force is a deterrent to many firms.
- ◆ Unavailability of suitable industrial premises in Enniscorthy has resulted in many large firms locating elsewhere in the County.

- ◆ The building boom has brought a high expectation of weekly wages, which cannot be matched by industry.
- ◆ There is a poor rail network due to under-investment.

SECTION 2: Sustainable Development Strategy

[Sustainable development is] ‘development which meets the needs of the present without compromising the ability of future generations to meet their own needs’. (Report of the World Commission on Environment and Development).

There have been significant developments in the field of land use planning, settlement policy and the regulations governing the planning system in Ireland over the last plan period. These changes arose for the most part from an acceptance of the principles of sustainable development and the adoption of Local Agenda 21¹ by the Irish government. This commits each local authority in Ireland to the establishment of sustainable development objectives in their Development Plans and to the use of the existing planning legislation to achieve these objectives.

Adhering to the principles of sustainable development requires a new approach to the use of natural resources.

Local Agenda 21 encourages Local Authorities to take a fresh look at the environment and how human activity has the potential to modify and, in many cases, damage it. It emphasises the need to identify those activities that are harmful to the environment and promote alternative, sustainable approaches. This involves a comprehensive assessment of all land use together with the activities that influence it.

Enniscorthy Urban District Council confirms its commitment to the implementation of a Local Agenda 21 Plan and has prepared this Statutory Plan in accordance with the principles which underlie the Agenda 21 approach to economic, social and physical planning and development.

This chapter sets out the sustainable development strategy for Enniscorthy over the lifetime of the Plan in relation to economic development, social cohesion, land use and transportation, protection of the natural environment and landscape management.

¹ Agenda 21, the United Nations’ document promoting sustainable development, which was adopted by governments at the Rio Earth Summit in 1992, calls upon all local authorities worldwide to draw up and implement local plans of action for sustainable development, in partnership with all stakeholders in the local community. Chapter 28 of Agenda 21 is addressed specifically to local government and states that: “Local Authority programmes, policies, laws and regulations to achieve Agenda 21 objectives should be addressed and modified based on local programmes adopted”.

2.1 The Town Centre

2.1.1 Summary

The River Slaney runs through the centre of the town, effectively dividing it in half, with access between the two at Enniscorthy Bridge and Seamus Rafter Bridge. The town centre is framed by open space to the north and south with residential development to the east and west. It is important to focus commercial and retail activities in the town centre to consolidate this area and encourage and promote modern town facilities.

The retail and professional services sector is heavily concentrated in the town centre with office, educational and health functions being located both in the centre and throughout the environs. Whilst the service sector is important to the diversity and viability of the town centre, particularly given the increase in numbers employed in professional and other services in the town, an excessive concentration of service uses can threaten the overall balance of uses. It is important that the town centre is multifunctional and includes residential, retail and craft/amenity which is vital to the character and dynamism of the town's historic core.

The Development Plan proposes to strengthen the structure of the town centre and promote policies, which would attract suitable development and investment into the town centre. It is important to improve the existing environment, to upgrade facilities and services and yet to protect the amenity of the existing uses. Residential use in the town centre should be encouraged through apartment development, schemes such as 'living over the shop' to ensure a vibrant atmosphere in the town centre after the closing of shops and offices.

2.1.2 Policies

It is the policy of the Local Authority to:

- (I) ***Encourage appropriate commercial uses in the town centre;***
- (II) ***Encourage town centre habitation by facilitating residential developments in addition to retail and service uses***
- (III) ***Encourage uses which are pedestrian-friendly and will encourage a reduction in traffic congestion;***
- (IV) ***Encourage upper floor residential use through the 'living over the shop' concept;***
- (V) ***Allow limited office use on the upper floors of buildings in the town centre, except on streets where the predominant use is residential;***
- (VI) ***Encourage the refurbishment and re-use of derelict and under-utilised properties***
- (VII) ***Actively encourage the development of brownfield or derelict sites within the urban area;***

- (VIII) Use economic incentives to strengthen areas of the urban structure where reduced economic confidence is evident;**
- (IX) Promote good urban design in buildings, paving, lighting and street furniture;**
- (X) Develop and maintain continuity of active shopping in the Market Square and along Main Street;**
- (XI) Support the provision of child minding facilities, toilets and seating areas in the town centre;**
- (XII) Discourage office use at ground floor level on the Market Square and along Main Street. Over counter offices proposed on adjacent streets will generally be encouraged subject to safeguarding the existing amenities of the area;**
- (XIII) Encourage the undergrounding of wires in association with any other underground works being carried out in the Market Square and along Main Street**
- (XIV) Avoid an excessive concentration of nightclubs, take away/fast food outlets and amusement centres in any particular area in the town centre.**
- (XV) Encourage uses that support vibrant activity along the River Slaney and associated streets**
- (XVI) Encourage infill development which encourages a strong façade along the river;**
- (XVII) Improve existing links across the river and examine the viability of a pedestrian bridge with cycling lane across the river to encourage alternatives modes of transport;**
- (XVIII) Favour the maintenance and where appropriate, conversion and adaptation of existing buildings, because of their contribution to the physical and architectural character of the town and for reasons of environmental sustainability.**

2.1.3 Specific Local Objectives

It is an objective of the Local Authority to:

- C1** Restrict car parking in the Market Square and along Main Street;
- C2** To carry out environmental improvements and landscaping at the location specified below.;
 - ❖ Market Square
 - ❖ Main Street
 - ❖ Streets and areas fronting onto the River SlaneyIn carrying out these improvements the Planning Authority will reinforce the existing fabric of the town
- C3** Encourage the provision of bicycle parking facilities on the streets radiating out of Market Square;
- C4** Pursue the provision of public toilets and seating at a suitable location in the town centre.
- C5** To promote the residential use of vacant and under-utilised buildings, including residential accommodation on the upper floors

2.2 Residential Developments and Neighbourhoods

2.2.1: Residential Developments and Neighbourhoods

The provision of housing has a particular relevance to a major principle of sustainable development, i.e., meeting the economic and social needs of people in a manner that does not degrade natural systems and placing special emphasis on the needs of the disadvantaged. The County Council is both the Planning and Housing Authority. In these dual roles it can influence the supply, scale and location of new housing which is critical in the achievement of balanced spatial development and ensure the highest standards in siting and design. The Housing Strategy for County Wexford is set out in Appendix 3 of this Plan. This identifies the number of housing units to be provided in County Wexford over the Plan period taking into consideration population, household, house price and income projection. It is an objective of the Council to secure the implementation of the Housing Strategy.

In residential areas the neighbourhood concept is based on the principle that people should be able to find many of their requirements for daily living within easy reach of their homes and, preferably, within walking distance. This concept is central to the principles of sustainable development. The implementation of this policy will require the careful phasing of development to ensure that services become available as housing areas are constructed.

It is imperative for the Local Authority to ensure good qualitative standards in relation to design and layout in order to ensure that the highest quality of residential environment is achieved. The Local Authority will evaluate proposals for new residential development in accordance with the criteria set out in Section 3 (Development Standards) of the Plan.

The preservation of the existing housing stock is important in terms of meeting the needs of a growing population. Protection of the existing stock is required as development land is a limited resource. Suitable green field sites in the town and environs must be managed carefully if the rural hinterland is to be protected.

In order for the Local Authority to be able to cater for an unpredictable market demand it will be necessary to include a substantial amount of additional land to include revisions to the Western Boundary of the Plan Area.

Policy: It is Local Authority's policy to;

- (I) Encourage a balance of private and social housing on the eastern side of the town***

- (II) Implement a development strategy based on the neighbourhood concept in areas of new residential development.**
- (III) Promote a high quality of design and layout in new residential development.**
- (IV) Promote the retention of existing residential uses and curtail the change of use of existing housing to other uses**
- (V) Encourage residential use of the upper floors of commercial properties in the town centre**
- (VI) Prohibit any new development or change of use which would seriously reduce the amenity of nearby dwellings**
- (VII) Where lands in institutional use, (such as education, health, residential or other such use) are proposed for re-development, it is the policy of the Local Authority to retain the open character of their lands, wherever possible. Towards this goal, the Local Authority shall require a minimum of 20% of the total site area to be developed as an amenity open space area.**
- (VIII) Ensure that the naming of new residential development should reflect the local and historical context of its siting, wherever practical, and, if possible, should include the use of the Irish language.**
- (IX) Make appropriate provision for community facilities and to seek their provision concurrent with the development in all large scale residential and commercial developments, and in existing development as required.**
- (X) Encourage owner/tenant involvement and participation in estate management in order to give tenants a meaningful role in the ownership and running of their estates.**

2.2.2: Social and Affordable Housing

Increased provision of social and affordable housing is a key priority identified in the National Development Plan 2000-2006. The Council is committed to providing for social and affordable housing needs through the various measures identified in the Housing Strategy 2001 set out in Appendix 3 of the Plan. It is an objective of this Plan to ensure that 20% of land zoned for residential use or for a mixture of residential and other uses shall be made available for the provision of social and affordable housing in accordance with the provisions of Section 94(4)(a)(c) of the Planning and Development Act 2000 and in accordance with the requirements of the Housing Strategy 2001 prepared in accordance with Part V of the Planning & Development Act 2001. Whilst this is its general policy, the Council will take into account the particular circumstances of individual areas and may, where considered appropriate, accept a percentage lower than 20% for the provision of social and affordable housing.

Section 96(2) of the Planning and Development Act 2000 provides that where an application for permission is made on land which is the subject of an objective to

reserve land for social and affordable housing, the granting of such permission may be conditional upon the applicant entering into an agreement with the Planning Authority in relation to the land. This requirement does not apply to applications for four or less housing units or for housing on land of 0.2 hectares or less. It is the intention of the Council to negotiate agreements in a positive manner at the earliest possible stage in the planning control process recognising the business environment in which the developer has to operate. The Council further recognises the important contribution that the private sector will make in providing housing in the County over the Plan period and the need to achieve a sustainable balance between private, social and affordable housing. Although the transfer of land will be the normal requirement in formulating an agreement, in certain circumstances an agreement may be made on the basis of the transfer of housing units or partially / fully serviced sites. In so far as it is known at the time of making the agreement, the Council will indicate its intentions to the applicant regarding the provision of social and affordable housing on the specific site so as to establish between parties an understanding of the nature of the agreement before a decision on the application is made. In formulating an agreement, the Council will consider:

- the proper planning and sustainable development of its area.
- the Housing Strategy and the relevant objectives in the Development Plan and any Local Area Plan.
- the need to ensure the overall coherence of the particular development.
- the views of the applicant regarding the impact of the agreement on the development.
- the need for social integration.

In implementing its Social Housing Programme the Council will:

- have regard to the “Social Housing Guidelines – Site Selection”, Department of the Environment and the Council’s Design Guide for Residential Areas.
- develop a programme of environmental improvements in housing development.
- encourage resident involvement and participation in housing development and implement an estate management policy.

Policy: It is Local Authority policy:

(I) To enable every household have an affordable dwelling of good quality and built to a high standard. To implement this policy the Local Authority will:-

- ❖ ***acquire land or buildings for the purposes of providing housing and community facilities in areas where services exist or are planned***
- ❖ ***make sites available in serviced areas for the purposes of housing development by persons in need of housing***

- ❖ *rehabilitate its own housing stock, where necessary, and encourage and facilitate similar rehabilitation of existing private housing*
 - ❖ *ensure the provision of a wide range of house types and sizes to cater for the differing needs of the population, including the provision of sheltered housing for the elderly*
 - ❖ *encourage and assist voluntary and non-profit co-operative housing associations in the provision of housing*
- (II) *To promote and encourage the provision of housing accommodation in accordance with the local authority's housing programme that will reflect housing needs and national policy.*

2.2.3: Needs of Travelling Community

The Local Authority recognises the distinct culture and lifestyle of the travelling community and it will endeavour to provide suitable accommodation for Travellers who are indigenous to the town. The Local Authority will implement measures, as required by national law and national policy, to provide accommodation for members of the travelling community. The design and layout of accommodation will be undertaken in conjunction with members of the travelling community and will have regard to The Housing (Travelling Accommodation) Act, 1998 and reflect the "Revised Guidelines for Residential Caravan Parks for Travellers".

Policy:

It is the policy of the Local Authority to:

- (I) *Provide sites for the settlement of travellers who reside in the County whether by way of residential caravan site/halting sites, or by housing, as may be appropriate.*
- (II) *Consult with Travellers and their representative organisation and with the local settled community in relation to the siting, planning and design of prospective halting sites.*
- (III) *Provide that any development be structurally and aesthetically to the highest standard.*
- (IV) *Provide and manage a halting site / Group Housing and education/training facilities at Kilcannon to cater for the needs of the Travelling Community. The Zoning Objectives map (Map 1) identifies the extent of the lands designated at Kilcannon to cater for the needs of the travelling community.*
- (V) *To provide and manage additional halting sites in a manner compatible with the local environment and the needs of the Travelling Community. During the lifetime of this plan the Council will select additional sites or areas deemed to be suitable for halting site development; such developments will be subject to the detailed design standards as outlined in the Department of the Environment's*

***Guidelines for Residential Caravan Parks for Travellers (Oct., 1997)
and normal development control standards.***

2.2.4 Specific Local Objectives

It is an objective of the Local Authority to:

- H1** Assist in the construction of houses at Cherry Orchard (Reference Map 2)
- H2** Assist in the construction of houses at Bellefield (Reference Map 2)
- H3** Assist in the construction of houses at Ross Road on land in the vicinity of lands east of the Showgrounds. (Reference Map 2)
- H4** Prepare an Action Area Plan for the residential areas to provide orderly development of these areas. This plan will include provision for community, educational and shopping facilities and recreational open space where required. (Reference Map 2)
- H5** Carry out the following Local Authority and Social Housing programmes. (no Map Reference)
 - 1. Sean Brown Court Phase 5: 1999 20 No. Units
 - 2. Andy Doyle Close Phase 4: 2000 18 No. Units
 - 3. Cherry Orchard Phase 1: 2001 20 No. Units
 - 4. Gimont Orchard Phase 4: 2002 25 No. Units
 - 5. Andy Doyle Close Phase 5: 2003 24 No. Units
 - 6. Gimont Avenue Phase 5 2004 24 No. Units
 - 7. Andy Doyle Close Phase 5 2005 18 No. Units
- H6** Improve and upgrade open space areas in existing residential areas through landscaping planting provision of furniture (seating =, litter bins) and environmental improvements. (No Map Reference)
- H7** Assist in the provision of a community centre on lands at Templeshannon (Reference Map 2)
- H8** Provide for Low-Density Housing at Kilcannon
- H9** Pending the route of the proposed by-pass this area of land will be reviewed for residential and industrial development.
- H10** Prepare an Action Area Plan for lands at Killagoley/Turret Rock to include provision for residential development including social and affordable housing, open space, tourism and amenity.
- H10(a)** **The development of this site shall be subject to the preparation of an Action Area Plan to be agreed with the Planning Authority. This Plan shall include proposals for the following:**
 - i. Provide for childcare & play facilities, circulation & permeability**
 - ii. Protect all important views onto and from the site through the use of appropriate urban design principles**
 - iii. Require part of the open space provided to be linked to the public open space**

iv. Require densities which are in keeping with the location and topography of the site (Inserted by Variation No.4, 10th May 2004)

- H11** Provide accommodation and education/training facilities for the travelling community at Kilcannon
- H12** Prior to considering proposals for the provision of new residential communities at the Lyre and Shingaun, the developers shall prepare a local area plan for the overall development of the lands that

2.3 Employment / Industry and Economic Development

2.3.1 Summary

Enniscorthy suffers from a low industrial base, which has had an adverse effect on the employment statistics of the area. Manufacturing remains of importance in Enniscorthy, although service sector employment accounts for two thirds of the overall employment. It is notable that in the period 1991 to 1996, whilst the numbers employed in professional and other services increased significantly, the number employed in commerce actually declined marginally. There was also a significant rise in the numbers employed in manufacturing.

2.3.2 Sustainable Development

Government policy is set out in the Department of Environment and Local Government "*Sustainable Development: A Strategy for Ireland (1997)*". This report states that many pressures on the environment appear to decrease as economic prosper. This is partly attributed to the increased share taken by service activities, which are generally characterised by low pollution levels per unit of production and which are anticipated to account for most new employment creation, both at national and local level. Sustainable industrial development entails:

- (a) using cleaner technologies and production techniques to minimise emissions to air and water
- (b) preventing or reducing waste production
- (c) increasing reuse or recycling activities
- (d) pursuing a policy of conservation of energy and other raw materials

General environmental management by industry can be improved through the adoption of environmental audit systems, such as the EU Eco-Management and Audit System (EMAS). It is government policy to promote the extension of EMAS certification to all major industrial sites.

2.3.3 Background Analysis

The main industrial employers in the area are J. Donohue Ltd., Wenaas (Ireland) Ltd. and Wexal International Ltd and more recently companies such as Datapac, Alcast, Reynaers and Angiodynamics have been experiencing good growth which has been an enormous benefit to the area and would explain the increase in numbers employed in manufacturing. It is imperative that Enniscorthy can compete with other urban centres in the attraction of multi-national companies as these can often be the main employers in an area, as is the case in Enniscorthy.

The role of the micro enterprises (employing less than 10 persons) is very important in terms of employment in Enniscorthy. Out of 47 companies receiving assistance from Enterprise Ireland, 39 companies have less than 15 employees. There will be a need during the plan period for increased provision of space for small scale enterprises, in particular for increased provision of space for small scale enterprises, in particular for small scale start up units or incubator units.

The plan period is likely to be a period of unprecedented opportunity given the national forecast for economic and employment growth. The growth in hi-tech industry represents an unexploited opportunity for Enniscorthy. It is therefore important to identify high quality business park type locations for such developments within the town or its environs. To attract this type of development to the area, a local supply of appropriately qualified and skilled labour is required and this education and skill should be accessible locally to the people in the area. The local VEC has made a significant contribution to filling this gap by expanding the number of PLC courses available.

Enniscorthy is the only town in Co. Wexford without a designated Enterprise Centre. As established in the Socio-economic analysis of Enniscorthy carried out by Wexford county Enterprise Board, there would appear to be a need for the development of an enterprise centre that would offer incubation units and the relevant services to new and developing businesses, allowing them to grow in an environment which can enhance their success and development into long term viable self sustainable enterprises.

The further development of industry and employment in the town is dependent on the availability of land zoned for industrial development. The plan should aim to provide an adequate supply of industrial zoned land which is in close proximity to the existing industrial lands and easily accessible.

2.3.4 Policies

It is a Policy of the Local Authority to-

- (I) *Facilitate the development of enterprise and the growth of employment in the town by co-operating with other agencies including the private sector to promote sustainable economic and social development and in assist the provision of employment opportunities;***
- (II) *Reserve additional land for Industry when the proposed by-pass route has been finally selected.***
- (III) *Provide infrastructural support for the economic and social development of the town in an environmentally sustainable manner in terms of access, services and facilities;***
- (IV) *Support the development of an up-to-date telecommunications infrastructure including telephony, radio and television in order to***

- contribute to the residential amenity and economic potential of the town;*
- (V) Support the development of up-to-date mobile telecommunications system in order to contribute to the residential amenity and economic potential of the town;**
 - (VI) Encourage and facilitate the expansion of existing industry and the creation of new industry where this conforms to good planning practice;**
 - (VII) Ensure that sufficient serviced lands are available to facilitate the growth of enterprise and employment activities in the town;**
 - (VIII) Support the location of new industrial development on suitably zoned lands;**
 - (IX) Encourage an attractive environment within industrial and commercial areas and to encourage the upgrading of these areas, where necessary;**
 - (X) Encourage the development of science and technology based enterprise in the town and to work with Government Departments, Universities, research institutes and the private sector to achieve such development;**
 - (XI) Liaise with the IDA, Forbairt, Enterprise Ireland, the County Enterprise Board and other relevant bodies to promote Enniscorthy as a centre for indigenous industry, and as a location for international industrial development and to maximise job creation opportunities in the town;**
 - (XII) Liaise with interested bodies in establishing low-cost 'start-up' units for new firms;**
 - (XIII) Encourage re-location of non-compatible activities from residential areas to appropriate industrial areas;**
 - (XIV) Facilitate home based economic activity subject to the protection of the amenities of residential areas.**

2.3.5 Specific Local Objectives

It is an objective of the Local Authority to:-

- I1** Monitor demand for, and seek to ensure adequate supply of low cost start-up units for new firms at Bellefield Road. (Reference Map 2)
- I2** Facilitate development of lands at Blackstoops for a Business Park/High Technology science Campus. (Reference Map 2)
- I3** Continue development of lands at Moyne for light and general industry. (Reference Map 2)
- I4** Assist in the provision of an Enterprise Centre in associating with other agencies at Blackstoops. (Reference Map 2)

2.4 Transportation and Urban Structure

2.4.1 Summary

Enniscorthy, at present is bisected by the Euro Route E01 and suffers from the effects of increased traffic flows. When the proposed by-pass is constructed around the town the flow of traffic in the town will substantially reduce. This is particularly true of through-traffic which has no destination in the town and is currently a major contributor to congestion and the degradation of environmental amenity in the town. With the availability of the by-pass, it is envisaged that internal traffic between zones within the town can be re-routed via the by-pass to minimise the negative environmental impact of traffic on the town.

An improvement in the environmental quality of the town is dependent on the reorganisation of the town's system of traffic circulation. Car usage should be reduced through the promotion of other modes of transport, such as cycling, walking and public transport. Policies that address car parking facilities and short trip generation, such as the journey to and from school, can be quite effective in reducing traffic volumes.

Walking and cycling are particularly suitable modes of transport for children going to school. It is important to encourage the use of these modes particularly for short trips. An improvement in road safety through the designation of cycle paths and pedestrian paths would remove the main obstacle preventing cycling and walking as a suitable mode of transport for school trips. In order to create safe and attractive routes for children to cycle to school, specific routes have been identified and improvement measures proposed where there is a high potential demand for school trips.

During the consultation phase of the plan, a lack of car parking in the town emerged as a major issue. This has particular relevance for economic development and a growth in the retail and tourism function of the town. There are no facilities for coach parking at present, which is proving a major stumbling block to the development of the town as a tourist destination. The number of car parking spaces in the town centre has failed to keep pace with the noticeable growth in car ownership in the county. Car ownership is likely to continue and increase the pressure for car parking in the town if the current trends in car usage continue. The pedestrianisation of Slaney Street and the landscaping of Market Square has meant that there has been an additional demand for car parking in the town.

A reduction in car usage is difficult to achieve, especially in smaller regional towns with a limited public transport network. Research has indicated that car parking policies are more effective in the reduction of car usage than the provision of a good public transport system. A well-targeted car parking policy is therefore required. The provision of car parking should favour off-street car

parking and the provision of restrictions on long-term car parking facilities in favour of short term car parking. Car parking facilities should be provided where they serve business and leisure uses rather than the use of cars for commuting. Such a policy should limit the use of the car for trips, which have both an origin and destination in the town.

A reduction in on-street car parking will minimise congestion along the main routes and allow for the allotment of space for cyclists, pedestrians and buses on roads. Off-street car parking and multi-storey car parking facilities should be provided at strategic locations, identified in the context of economic development, social cohesion and land use planning.

The bypass will create areas with good road access which are outside of the development boundary, and these areas are likely to come under increasing pressure for development. Appropriate land use policies are necessary to protect this area and to ensure that any development is in line with the overall policies for the area.

2.4.2 Policies on Roads

It is the policy of the Local authority to:

- (I) Implement the road objectives set out in the Five Year Programme of this plan;**
- (II) Implement the other road objectives shown in the Plan in the longer term;**
- (III) Improve access along the principle radial routes out of the town and distributor roads through improvement schemes and a reduction in congestion;**
- (IV) Improve the existing roads where necessary by the setting back of building or frontage lines and by setting back of proposed new structures at road junctions to improve sight lines in the interests of traffic improvement and safety;**
- (V) Reserve lands for road improvement proposals by means of acquisition and development control;**
- (VI) Preserve free from development all alternative road improvement lines and route corridors where development would seriously interfere with the road's objective, until such time as a final decision on a preferred route has been made. The Local Authority will endeavour to ensure that a decision with respect to final road lines is decided upon as expeditiously as possible in order to prevent planning blight;**
- (VII) In the interest of safety; the free flow of traffic and the need to avoid the reduction in capacity; level of service and the dissipation of public capital, the Local Authority shall control the number of junctions and access points onto the National and Regional Roads in the County area.**

2.4.3 Policies on Traffic Management

It is the policy of the Local Authority to:

- (I) Review, extend and adopt proposals to improve traffic management and parking controls so as to allow for optimum use of streets in the town;*
- (II) Adopt a system of circulation for car traffic which limits through traffic in the town through the implementation of traffic cells, radial routes and distributor roads;*
- (III) Introduce traffic management measures within the town centre to discourage car circulation and facilitate pedestrian movement, cycling and public transport initiatives;*
- (IV) Implement traffic calming measures in residential areas, where appropriate;*
- (V) To provide controlled pelican pedestrian facilities that have audible signal and tactile paving at major crossing points to assist visually and mobility impaired people in negotiating the crossing of the road;*
- (VI) Adopt long term reservation policy for land for transport dependent land uses accessible from the proposed by-pass framework;*
- (VII) Support the further development of public transport services and improved public transport links with other urban centres.*
- (VIII) To encourage cycling for short distances in and around the town centre and from the immediate hinterland in order to curtail unsustainable motorcar use.*
- (IX) To develop cycle routes from the principle residential areas around the town centre to the town centre.*

2.4.4 Policies on Car Parking

It is the policy of the Local authority to:

- (I) Identify suitable locations and/or other provisions for long term parking by commuters on the outskirts of the town;*
- (II) Identify suitable locations for a coach/bus parking facility adjacent to the town centre;*
- (III) Provide off street car parking at strategic locations in the town centre and on the outskirts of the town;*
- (IV) Adopt car parking management standards within the town centre that reduce on-street car parking in favour of off-street car parking and a restriction on long term (commuter) car parking facilities in favour of short term (business and leisure) car parking use.*

2.4.5 Policies on Pedestrianisation / Cycling

It is the policy of the Local Authority to:

- (I) Encourage, strengthen and expand the pedestrian network of streets and spaces which support the activity in the town centre;*

- (II) **Encourage greater use of bicycles for school trips and short journeys and implement a system of cycling routes and associated environmental improvement measures;**
- (III) **Make provision for the safety needs of cyclists and pedestrians in the design of roundabouts.**
- (IV) **Provide bicycle parking facilities at suitable locations in town centre and environs and where planning permission is being granted for major new developments, such as offices, apartments, retail and industrial schemes, to require that adequate covered facilities be provided for bicycle parking;**
- (V) **Develop and support public rights-of-way;**

2.4.6 Specific Local Objectives

It is the objectives of the Local Authority to-

- T1** Reserve land for the Enniscorthy By-pass. The exact route of this road has not yet been determined and it is likely to be located outside the Plan Area.
- T2** Improve the Ross Road (Reference Map 2)
- T3** Introduce such traffic management regulations, in the areas of the bridges at Abbey Square, Abbey Quay and Slaney Place as detailed survey and assessment show to be necessary.
- T4** Carry out improvements to Island Street. (Reference Map 3)
- T5** Reserve the land necessary for road access to the development area lying between Carley's Bridge Road and Cherry Orchard Road. These roads will serve as residential access roads only and not as through routes. (Reference Map 2)
- T6** Reserve the land necessary for road access to the development area between Milehouse Road and Greenville Lane. These roads are of the same category as those in T5 (Reference Map 2.)
- T7** Improve Greenville Lane and reserve land for junction with T6 above. (Reference Map 2)
- T8** Reserve access points off existing and proposed road networks. (Reference Map 3)
- T9** Widen the narrow sections John Street near the Courthouse. (Reference Map 3)
- T10** Improve Munster Hill. (Reference Map 2)
- T11** Widen the street at Templeshannon adjoining St. Senan's Cemetery without causing any damage to the cemetery or its boundary walls.
- T12** Improve road junction at Rectory Road and St. Senan's Road
- T13** Improve road junction at Arnold's Cross
- T14** Investigate the provision of a multi-storey car parking facilities at the former Technical School. (Reference Map 3).
- T15** Improve road junction at Millpark Road / Friary Hill. (Reference Map 3.)

- T16** Investigate the pedestrianisation of Rafter Street. (Reference Map 3)
- T17** Restrict car parking in the Market Square (Reference Map 3)
- T18** Carry out improvements to Island Street.. (Reference Map 3)
- T19** Remove car parking from Shannon Quay between Enniscorthy Bridge and Seamus Rafter Bridge (Reference Map 3)
- T20** Provide a cycle route through the town centre with a link to Vinegar Hill. (Reference Map 3)
- T21** Improve junction at Convent View. (Reference Map 2)
- T22** Improve junction at Clonhasten. (Reference Map 2)
- T23** Provide car parking facilities to the north of St. Aidans Cathedral. (Reference Map 3)
- T24** The development of St. John's Lands shall include the provision of an alternative pedestrian link to the town centre, in addition to the accessing and extending the existing promenade. The promenade shall act primarily as an amenity due to the risk of flooding. **(Inserted by Variation No. 3, 9th February 2004)**

2.5 Shopping

2.5.1 Summary

Over the last 15 to 20 years, the pattern of centralisation of retail expenditure has increased in the State. This has meant that larger outlets are now accounting for a greater proportion of expenditure on both convenience and comparison goods, and larger towns are also accounting for a greater proportion of turnover. Enniscorthy has been no exception to this trend.

Retailing in Enniscorthy is set in the context of a county that has a relatively weak shopping structure and a high level of leakage to other centres. Within the county, Enniscorthy has suffered from the centralisation of shopping into Wexford town, a process that has been accelerated by urban renewal in Wexford, improved road networks and increased car ownership. In many cases shops in Enniscorthy are perceived as not meeting the needs of the next generation. This failure to modernise is also reflected in some cases in poor shop-front presentation.

There is a need to preserve the vitality and viability of the town centre and its social, cultural and retail facilities. This can be achieved partly through the enhancement of traffic and parking provision. It could also be aided by the enticement of large multiples to the town centre to counteract the loss of trade to large surrounding towns. The assembly of sites in the town centre for such multiples should be encouraged, particularly in areas that are currently under utilised. The Minch Norton buildings would provide an ideal location for a multi-national retail branch as would the land adjacent to the "Showgrounds" be a viable option for a mixed-use zoning.

2.5.2 Policies

It is the policy of the Local Authority to:

- (I) To ensure that all planning applications for retail development should be assessed against the principles set out in the Department of Environment's publication 'Retail Planning – Guidelines for Planning Authorities' Dec. 2000*
- (II) Encourage and promote the provision of a range of modern town shopping facilities and lower order comparison goods, as well as specialist outlets in the town centre;*
- (III) Promote and reinforce Market Square and Main Street as the main shopping area in the town;*
- (IV) Consolidate the main shopping areas and restrict the spread of commercial/retail use outside of the town centre;*
- (V) Prevent the conversion of existing ground floor retail units to non-retail uses within the primary shopping area. In new developments within this area, retail use will be required on the ground floor;*

- (VI) To encourage a unified approach to trading hours and seek to eliminate the 'closing down of the town' at lunch-time;**
- (VII) Encourage national chain retail branches and retail departmental stores to locate in the town centre to counteract the loss of trade to surrounding centres;**
- (VIII) Encourage the process of site assembly for larger retail development;**
- (IX) Exploit opportunities for urban renewal in retail development;**
- (X) Encourage the retention of existing character of shop fronts;**
- (XI) Encourage good design in modern shop fronts which respect context where new shop fronts are proposed;**
- (XII) Ensure that any new retail development or re-development is of a high standard of architectural design, finish and layout and is appropriate to the scale and character of the proposed site and its surroundings;**
- (XIII) Adopt an integrated approach to traffic management, parking, infrastructure, identification of brownfield and opportunity sites for new retail development and other town centre initiatives;**
- (XIV) Integrate retailing and tourism initiatives;**
- (XV) Liaise with the Chamber of Commerce and other interested bodies regarding the development and promotion of the retail sector in the town.**
- (XVI) The Council will implement the Retail Strategy for County Wexford in accordance with the requirements of the Retail Planning Guidelines (RPG's) for Planning Authorities, Dept. of Environment & Local Government, 2000." (Inserted by Variation No.5, 21ST March 2005)**

2.5.3 Policies on out of town shopping centres

It is the policy of the Local Authority to:

- (I) Restrict the development of large retail centres at out-of-town locations in the interest of protecting the retail element of the town centre.**
- (II) Consider on individual merit the proposed location of large scale retail uses such as DIY suppliers, electrical good, etc. Assessment of proposals will be made with regard to:-**
 - ❖ Size and scale of the development;**
 - ❖ Design and landscaping proposals;**
 - ❖ Road infrastructure in the vicinity and access;**
 - ❖ Adequacy of car parking and other servicing proposals;**
 - ❖ Type of goods sold;**
 - ❖ Impact on retailing structure within the town and on residential amenity.**
- (iii) To ensure that all planning applications for Retail Development should be assessed against the principles set out in the department**

of Environment's publication 'Retail Planning – Guidelines for Planning Authorities' Dec. 2000

2.5.4 Policies on neighbourhood centres

It is the policy of the Local Authority to:-

- (i) Encourage the provision and retention of local convenience shops, local corner shops and neighbourhood centres, ensuring that new neighbourhood centres in suburban areas are designed to service only the convenience need in their locality;**

2.5.5 Specific Local Objectives

It is an objective of the Local Authority to:-

- S1** Encourage the change of use of the disused Minch Norton Site and lands adjacent to the "Showgrounds" for the establishment of a national chain retail branch or retail departmental store in the town centre to counteract the loss of trade to surrounding centres

2.6 Office Development

2.6.1 Summary

Enniscorthy is an important administrative, professional and commercial centre for its hinterland. The service sector comprises some two thirds of the total employment of the town and environs. Most office units are concentrated within the core of the town and are thus intimately bound up with town centre management and urban renewal strategies.

In recent years, there has been an alarming trend in the expansion of office use into the ground floors of the main shopping streets. This phenomenon has led to redundant shop frontages and has diminished the traditional retail character of the main shopping streets. Many residential units have also been lost to office use in the town centre. While the growth of the service sector is an indicator of increased prosperity, this trend has had a detrimental impact on the social fabric and life of the town.

2.6.2 Policies

It is the policy of the Local Authority to:-

- (I) *Promote and facilitate the development of the office sector in order to assist the development of the town's role as an administrative, professional and commercial centre;*
- (II) *Accommodate 'office-based industry' in industrial and commercial areas;*
- (III) *Ensure a balanced locational distribution of office development;*
- (IV) *Require high standards of design, layout and finish in new office development, having particular regard to access for the disabled, staff facilities and visual appearance;*
- (V) *Prohibit the establishment of offices in existing residential areas where they may be injurious to the character of these areas;*
- (VI) *Strictly restrict the conversion of (ground floor) retail and residential units to office use.*

2.6.3 Specific Local Objective

It is an objective of the Local Authority to:-

- I1** Encourage location of large-scale office / service sector development on lands proposed for Industrial Development. (Reference Map 2)

2.7: Built Heritage and Conservation

2.7.1 Preservation and Conservation of Buildings, Structures and Sites.

It is important to ensure that Enniscorthy retains its built heritage and that the architectural and historical character of the town and the quality of its townscape is preserved. Under the Local Government (Planning and Development) Act, 1999 the protection of structures of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest, is to be a mandatory function of local authorities.

The retention of buildings that are structurally sound will be implemented through the development control process. This is consistent with the theory of sustainability. To facilitate this the Local Authority will give consideration to the relaxation of car parking and other relevant development control requirements if necessary, in appropriate circumstances.

Enniscorthy has a wealth of buildings that are listed for preservation. Such features are listed for protection in **Appendix 1**. The listing includes the items specified e.g. façade, elevation, shopfront etc. and where no such specification is made the listing shall include the whole envelope of the buildings / structures listed.

The key provisions of the new act relate to;

- ❖ the preservation of architectural conservation areas which are of special architectural, historical or archaeological interest or contribute to the appreciation of protected structures
- ❖ once a building is recommended for protection the whole building including interior and curtilage will be protected
- ❖ in order to determine which works would affect the character of the structure, the local authority will be obliged to issue a determination to the owner and occupier informing him or her of such works.
- ❖ a duty of care will be imposed on owners and occupiers to ensure that a protected structure does not become endangered
- ❖ local authorities will have the power to require owners and occupiers to carry out works to prevent a protected structure from becoming a endangered, or if necessary they may carry out the works themselves.

The alteration or demolition of a building or other structure other than an alteration consisting of the painting of any previously painted part of such building or structure may require planning permission.

Any other building structure within the site curtilage but completely detached from the protected structure shall, unless specifically listed, be excluded from the provisions relating to preservation.

Important building or other structures of artistic, architectural or historic interest in the ownership of, or occupied by the state or Local Authorities are also listed. In the event of any of these buildings or structures being transferred to private ownership or occupation it will be the objective of the Planning Authority to secure their preservation.

Policy: It is the policy of the Local Authority:

- (I) That areas which have particular environmental qualities which derive from their overall layout, design and unity of character be designated as Conservation Areas.**
- (II) Preserve and protect buildings, structures and sites of architectural, historic, artistic or archaeological interest and which contribute to the character and heritage of the County.**
- (III) Encourage the retention of vernacular buildings such as old farmhouses and associated outbuildings, buildings which previously formed part of an old demesne such as old stone outbuildings, gates, gate lodges, lime kilns and industrial archaeological structures such as old mills and chimneys**
- (IV) To encourage the rehabilitation, renovation and re-use of existing older buildings, where appropriate, in preference to their demolition and re-development.**
- (V) Protect the Heritage of the town and secure sustainable planned development which respects the existing urban fabric.**
- (VI) To prepare effective information guidelines in conjunction with Wexford County Council, Enniscorthy U.D.C., tourist and business interest groups, and in conjunction with conservation groups, which would be available to all property owners in the town centre providing advice on the appropriate architectural treatment of their building where work arises.**

2.7.2: Local Centre Improvement Schemes

The Local Authority will be seeking to implement a number of environmental improvement schemes in conjunction with the local traders and residents and subject to the availability of finance.

Policy: It is the policy of the Local Authority to:

- **Continue to provide for the improvement of existing town centre subject to the availability of finance.**
- **Preserve and restore items of street furniture, wherever possible.**

2.7.3: Derelict Sites and Obsolete Areas

The existence of derelict sites and obsolete areas can be a major contributor to the economic decline of an area. The Local Authorities register of such sites will be continuously updated and appropriate action taken in an attempt to address and forestall problems.

Policy: It is the policy of the Local Authority to:

- (I) Implement the provisions of the Derelict Sites Act 1990 (or as maybe amended from time to time) to prevent or remove injury to amenity arising from dereliction.**
- (II) Identify and secure the redevelopment of obsolete areas. Such areas include backlands, derelict sites and incidental open spaces which will be identified as opportunity sites for development.**

2.7.4: Unauthorised Development

Policy: It is the policy of the Local Authority to:

- (I) Prohibit, control or seek the removal of unauthorised development that it considers offends or is likely to offend amenity or is contrary to other provisions of this Plan.**

2.7.5: Overhead Cables

Overhead cables detract from visual amenity and high voltage lines have been perceived as posing a health risk due to potential dangers associated with electromagnetic radiation. It is the intention of the Local Authority to use development control powers to implement this policy.

Policy: It is the policy of the Local Authority to:

- (II) Seek the placing underground of all electricity, telephone and TV cables, wherever possible, in the interest of visual amenity and public health.**

2.7.6 Specific Local Objectives

It is an objective of the Local Authority to:

- B1** Consult with the E.S.B. with a view to removing or altering power lines in order to minimise their adverse effects on the visual amenity of the area;
- B2** It is an objective of the Planning Authority to secure the preservations of buildings, and structures or features of architectural, artistic or historic interest listed in Appendix 1.
- B3** To prepare a Conservation Plan incorporating a cultural assessment and heritage evaluation of the town centre

2.8 Open Space, Natural Amenity and Environment

2.8.1 Summary

Enniscorthy is located on the hillsides of the Slaney Valley, which has provided natural amenities for active and passive recreation. The River Slaney is the town's most valuable resource in terms of amenity. To date, its potential has not been realised. The further development of the river amenities can be used to enhance the town as a place to live, to work in and to visit.

The river runs through the town effectively dividing the town centre in two. There is a need to integrate both sides of the town. This can be achieved through the development of riverside walks, landscaping and other works being carried out on both banks of the river.

The main public open spaces in Enniscorthy, both natural and man-made include, the river valley with its linear parks and riverside walks, Vinegar Hill overlooking the town and Valley, Turret Rock, Fairgreen, Pig Market, Abbey Square and Market Square.

The main private open spaces owned by various clubs include, The Rugby Club, The G.A.A. field, Pitch and Putt course, Agricultural Society Grounds and the Greyhound Track. There are playing fields and tennis courts also available in the town

There are deficiencies both in the type and quantity of open space available. There is a particular shortage in passive recreational open space which is unevenly distributed within the town. It is, however, the intention of the Local Authority to acquire land and develop facilities that will assist in remedying this situation. Financial contributions will be levied on developers in certain cases as a condition of planning permissions in lieu of open space provision, where the requirements of the Development Plan cannot be met.

The Local Authority is committed to increasing the amount of land available for amenity and recreational open space during the plan period. A priority list for recreation provision will be prepared and considered during the period of the Plan, based on a detailed survey of recreational provision.

There are no children's play spaces allocated in the town. The Local Authority will implement measures to find suitable sites for the provision of small safe play areas for children.

Developers will be required to ensure that within local open spaces, play areas are provided in the vicinity of residential areas.

Policy: It is the policy of the Local Authority:

- (I) To ensure that adequate amenity and recreational open space and facilities, including community facilities and centres, are available for all groups of the population at a convenient distance from their homes and places of work.**
- (II) To seek the provision for a minimum standard of 2 hectares (5 acres) of public open space per 1,000 population in all housing developments. To meet this standard, suitable areas of land will be identified and reserved for the provision of public open space.**
- (III) To manage to a high standard all of its public parks, playing fields and public open space**
- (IV) To secure the development of indoor and outdoor recreational facilities on suitable sites where resources are available.**
- (V) To seek the provision and suitable management of a children's play area in new housing estates in suitable locations.**
- (VI) To ensure the loss of existing public or private open space will normally be resisted by the local authority unless alternative recreational facilities are provided in a suitable location, or it can be demonstrated that there is no longer sufficient demand to sustain the facility.**
- (VII) To investigate ways of improving the quality and capacity of existing sporting and recreational facilities through initiatives in both the public and private sector.**

2.8.2: Public Rights of Way

The Local Authority will preserve and maintain suitable rights-of-way, create new ones where appropriate and promote their greater use in amenity areas. In order to link amenities and facilities, the Local Authority may have to seek the provision of pedestrian ways as a condition of planning permission. The Local Authority are aware that providing such routes can cause some concern as these may give rise to anti-social behaviour particularly along unsupervised and secluded laneways. Where pedestrian routes are proposed in laneways they must be directly overlooked at ground-floor level by dwellings, be well lit, have a straight alignment without bends or corners, and have boundary walls/fencing not exceeding 1.2m height.

The Local Authority will examine existing rights of way, paths and access points to the river and other amenity areas to determine where public rights of way exist and where public rights of way should be created, either by agreement or by compulsion, for the provision of walking routes.

Policy: It is the policy of the Local Authority to;

- (I) Protect and preserve those existing rights of way which contribute to general amenity and are not a source of anti-social behaviour**

- (II) **Create new rights-of-way in the interest of amenity as opportunities or need arise.**
- (III) **Promote the development of river-side walking routes and foster the enjoyment of the natural amenities of the area including the River Slaney and Vinegar Hill.**
- (IV) **Encourage the provision of access routes to amenity areas in co-operation with landowners and protect amenity areas from infringement by inappropriate development.**

2.8.3: Views and Prospects

Enniscorthy has scenic points from which views over the town may be obtained. In addition, the town also contains important "prospects", i.e. prominent landscapes or areas which are visible from the surrounding area.

In evaluating planning applications for development in the foreground of any views, consideration shall be given to the effect such development may have on the scenery, or prospect.

Policy: It is the policy of the Local Authority to:

- (I) **Protect views and prospects of special amenity value or interest.**
- (II) **Ensure that all conditioned areas of public open space are developed in tandem with the construction of development.**

2.8.4 Specific Local Objectives

It is an objective of the Local Authority to:

- A1** Carry out improvements to and provide amenity development at Vinegar Hill on a phased basis in accordance with the recommendations set out in "Amenity Developments at Vinegar Hill", Foras Forbatha October 1979 and in conjunction with Comoradh '98 (Reference Map 2)
- A2** Continue to develop the Fairgreen as a recreation area, in co-operation with voluntary organisations. (Reference Map 3)
- A3** Establish a heritage trail or tourist route along the axis leading from Fairgreen through Market Square, Castle Hill, Abbey Square, 1798 Centre, Springvalley and Vinegar Hill linking features of interest along the route e.g. the Cathedral, Old Market House, Enniscorthy Urban District Council Offices, the Athenaeum, St. Mary's Church Enniscorthy Castle, Abbey Square, the New Bridge, Turret Rocks. Carry out developments in the vicinity of the route which would enhance the tourist/amenity/historic value/ of the route. (Reference Map 2)

- A4** Reserve the Turret Rocks for amenity purposes including the area to the east and west of Esmonde Road. Improve the existing points . (Reference Map 2). Prepare an Action Area Plan for lands at Killagoley/Turret Rocks to include provision for open space, tourism and amenity, as well as for the provision of housing including social and affordable housing.
- A4(a)** **The development of this site shall be subject to the preparation of an Action Area Plan to be agreed with the Planning Authority. This Plan shall include proposals for the following:**
- i. Provide for childcare & play facilities, circulation & permeability**
 - ii. Protect all important views onto and from the site through the use of appropriate urban design principles**
 - iii. Require part of the open space provided to be linked to the public open space**
 - iv. Require densities, which are in keeping with the location and topography of the site (Inserted by Variation No. 4, 10th May 2004)**
- A5** Protect the townscape value of prominent sites in the Plan Area
- A6** Reserve the Island for recreation purposes. Investigate the feasibility for suitable uses e.g. Wildfowl Reserve, Leisure Park. The liability to flooding in this area will be an important consideration in deciding any proposed use or developments. (Reference Map 2 & 3)
- A7** Continue to landscape the riverside area below the Blackstoops Road. (Reference Map 2)
- A8** Continue to improve the river bank walks and provide new walks where appropriate. (Reference Map 2 & 3)
- A9** Continue to carry out improvements to land between St. Johns Road and the River Slaney adjoining the railway line in accordance with "Improvements to the Riverside at Enniscorthy", An Foras Forbatha December, 1982. Extend this area to the west of the railway line near St. Johns Mills.
- A10** Develop the River Slaney as a base for water sports, including provision of and improvement to jetties, cleaning of the river banks landscaping and provision of navigation aids. (Reference Map 3)
- A11** Investigate the provision of a feature such as a fountain and /or

A15 Protect and improve the amenity of the main approach roads to the town. This will include the control of development along these routes encouraging the clearing of unsightly areas and providing amenity improvements including landscaping. (Reference Map 2)

A16 Carry out environmental and streetscape improvements to the Market Square and Main Street. These will include the protection of the character of the area, provision of street furniture and amenity facilities, encouraging the placing of the wirescape underground and carrying out improvements to the Municipal Buildings and its environs. (Reference Map 3)

A17 Continue to provide with the assistance of other bodies, floodlights on prominent public buildings. (No Map Reference)

A18 Preserve the views from Vinegar Hill (Reference Map 2)

A19 Preserve and improve the area beside the old reservoir in the Shannon for passive recreation in conjunction with the Spring Valley realignment. (Reference Map 2)

A20 Preserve the view to the east of the town and Vinegar Hill from the Blackstoops Road and incidental views from Island Street. (Reference Map 2 & 3)

A21 Preserve the views to the east of the river from St, John's Road

Carry out Tree Planting at the Following Locations:

A22 Along riverside walk. (Reference map 3)

A23 Along Wexford Road. (Reference Map 2)

A24 Along Milehouse Road.

A25 South of wood to east of Blackstoops Road. (Reference Map 3)

A26 Along the N11 from Blackstoops to the Moyne. (Reference Map 2)

A27 Turret Rocks (Reference Map 2)

- A28** Along Abbey Quay (Reference Map 3)
- A29** Between the Bridge and railway line to east and west of Island Street. (reference Map 3)
- A30** Between high amenity lands at Vinegar Hill and surrounding residential areas. (Reference Map 2)
- A31** Encourage the development of facilities for anglers along river banks of the river. (No map reference.)
- A32** Seek the preparation of a feasibility study for the provision of a cycleway along the river and through the town.
- A33** Carry out survey of existing children's playspaces within the town and residential. Implement measures to provide sites for additional play areas in, or near existing residential areas. (No Map References.)
- A34** Require the provision and suitable management of a childrens play area in new housing estates at suitable locations. (No Map References)
- A35** To retain and reinforce the existing indigenous vegetation, scrub/ bushwood and trees along the roadside boundaries of the N11 from the Blackstoops Roundabout to Clovass and the Moyne Lower
- A36** **Investigate the feasibility of providing a riverside linear park, from the Urrin River to the new plan boundary, as part of any development of St.Johns Lands (Inserted by Variation No. 3, 9th February 2004)**
- A37** **Require the provision of a pedestrian bridge at the River Urrin where it meets the River Slaney as part of any development of St. Johns Mill site. (Inserted by Variation No. 3, 9th February 2004)**
- A38** **To provide a public open space to form a linkage between the Town Centre and Vinegar Hill as part of a new Heritage Trail (Inserted by Variation No.4, 10th May 2004)**
- A39** **To investigate the feasibility of providing a coffee shop/tourism facility to act as both a viewing point of the town and linking point for a Heritage Trail from the Town Centre to Vinegar Hill (Inserted by Variation No.4, 10th May 2004)**

Tree preservation orders will be made subject to surveys with respect to the following trees and groups of trees and woods which are of special amenity value in the townscape of Enniscorthy.

- P1** Trees on south facing slope east of Mission House. (Reference Map 3)
- P2** Trees in gardens behind Presentation Convent. (Reference Map 3)
- P3** Trees in gardens to Mill Park House. (Reference Map 3)
- P4** Sycamore wood above Irish Street. (Reference Map 3.)
- P5** Wood west of Blackstoops. (reference Map 3)
- P6** Oak and Ash wood on both sides of Esmonde Road. (Reference Map 2)

Protect the following trees, which are of special amenity value in the area of Enniscorthy, located on lands under the control of the Planning Authority.

- P7** Limes on old Technical School Frontage. (Reference Map 3)
- P8** Trees along Shannon Quay
- P9** Trees at Pig Market. (Reference Map 3)
- P10** Trees along riverside walk. (Reference Map 3)

2.9 The Urban Edge

2.9.1 Summary

The growth of the town and environs is limited to the east and west due to physical constraints. The proposed by-pass to the west, though the route is not yet decided, will act as a barrier to the expansion of the urban edge in this direction. The plan boundary must be defined inside of this line. To the east the development boundary is defined by Vinegar Hill.

The urban edge of a town often moves outwards as the town develops and there is increasing pressure for development. Typically an urban edge or outer limit of the built environment is visually poor in quality and definition, with the tapering off of development into the rural areas. When urban generated development creeps outwards into the rural areas it generates a conflict with the existing agricultural uses on adjacent lands. Landowners are faced with problems arising from vandalism, and trespassing. The environmental quality of the urban and rural side of the development boundary is reduced as the line between the two become blurred.

To prevent haphazard development, particularly between the development boundary to the west and the by-pass, it is important to clearly define the urban edge and to maintain strict control in these areas. Either side of the by-pass there will be serious pressure for urban generated development as a result of improved accessibility. If such development is permitted it will result in the weakening of the town centre core and the sprawling of urban generated development into the rural areas, with the poor utilisation of limited resources.

2.9.2 Policies

It is a Policy of the Local Authority to-

- (I) *Adopt a clear development boundary for the town.*
- (II) *Residential developments near this green zone should be designed so as to facilitate the integration of large areas of open space within housing developments with this green zone, where feasible;*
- (III) *Ensure that development on the urban edge is compatible with the existing agricultural uses outside the environs of the town.*

2.9.3 Specific Local Objectives

It is an objective of the Local Authority to:

- U1** Develop the area immediately adjacent to the development boundary, for recreational and amenity uses, including semi-agricultural activities such as allotments, equestrian sports, garden centres etc.

2.10: Community and Recreation

2.10.1 Community Development and Support.

The Local Authority will have regard to the contribution that voluntary community based groups make to life in Enniscorthy and Environs. It will endeavour to make a pro-active approach to the promotion of a vibrant community sector especially in terms of Community Development.

The support and provision of community facilities will be continued and the Local Authority will sponsor community projects where appropriate and feasible. It will continue to liaise with other statutory bodies involved in community development group e.g. FÁS, E.H.B., V.E.C.

It is intended to promote public awareness of the functions and activities of the Local Authority, to provide information in relation to its policies and objectives and to engage in extensive consultation with local communities. The Local Authority is already involved in a wide range of activities in this regard including.

- ◆ *Supporting environmental education*
- ◆ *Liaising with local schools / colleges*
- ◆ *Supporting the initiatives of local voluntary groups*
- ◆ *Compiling and publishing local environmental information*

It is intended to continue these activities and further expand them in the future in line with the Local Authority's commitment to the preparation with Local Agenda 21 and the promotion of sustainable development.

Policy: It is the policy of the Local Authority to:

- (I) Continue to support local communities, recognising that people in communities have a right to contribute to the shaping of the areas in which they live.**
- (II) Encourage and assist the formation, development, guidance and co-ordination of community organisations, local interests and self-help groups, with an emphasis on Special Needs within the town.**
- (III) Continue to provide facilities to maximise the independent mobility of persons with disabilities.**

2.10.2: Education

County Wexford has one of the lowest rates of Third Level participation on the country. The Bacon Economic report on Wexford, 1999 illustrated this by the fact that 13.1% of the Co. Wexford population aged 15 years and over had attained third level qualifications, which compared very unfavourably with a national figure of 18.9%. The general education level in the Enniscorthy area is quite low.

The town is well provided with Primary and post-Primary educational facilities. There is a need to develop some form of third level education in Enniscorthy, and while a third level institution would appear to be unlikely, then outreach programmes on relevant third level Certificate, Diploma and Degree courses such be acquired.

In order to attract more industry to the area, a local supply of appropriately qualified and skilled labour is required and this education and skill should be accessible locally to the people of the area. The local VEC has made a significant contribution to filling this gap by expanding on the number of PLC courses available and is now the largest provider of PLC courses in the South East.

The VEC offers PLC courses in Electronics and Technological Skills; International Teleservices; Construction / Architecture; Leisure Studies; Pre-Apprenticeship Construction; Information Technology; Business Secretarial; Pre-Third Level Science; Community and Health Services – Childcare; Performing Arts – Music; Beauty Therapy; Construction technician; Call Centre Operations; Mechanical Engineering; Electronics; Business – Legal Studies, Hairdressing; Pre- Nursing; Media Studies

Policy: It is the policy of the Local Authority to:

- (1) Facilitate the consolidation and development of a broad range of educational and training facilities and to ensure that information on educational facilities are made available in accordance with the requirements of the relevant education authorities.***

2.11 Tourism

2.11.1 Summary

Enniscorthy is classified as being in the South East region in tourism terms. The number of visitors to this region has shown a steady increase in recent years illustrating that there is a growing market for tourist products and services in the region and considerable scope for additional employment and income growth. Despite the overall increase in visitors, the domestic market has experienced a decline in numbers. However efforts have been made to refocus the county's tourism product in recent years, firstly through the branding of the region as 'river valleys in an ancient land' and secondly, the efforts associated with 1798 commemoration.

The largest single attraction in the town has been the Castle Museum, which now has a tourist information centre. The nearest large attraction is the National Heritage Park in Wexford. However the opening of the 1798 Centre, in 1998, has had a significant impact on the number of visitors to the town. The centre provides a special opportunity for the town to 'grow' its tourism product. Other major tourist attractions include Vinegar Hill and St. Aidan's Cathedral. These resources have not been fully exploited to date and offer a unique opportunity to Enniscorthy to enhance its attractiveness to overseas and domestic visitors.

Enniscorthy should capitalise on the potential offered by the River Slaney and on its natural and recreational amenities. There is a strong tradition of Pottery in the Enniscorthy area, earning Enniscorthy a good reputation for crafts. There is a trail of many unique and high quality pottery craft industries in the area, which is aimed at the tourist market.

There has been a significant increase in the hotel accommodation in the town in the last two years. These appear to be trading well. Caravan parks, camp sites and self-catering accommodation have been identified as being essential to the tourism product. The availability of these facilities in Enniscorthy is quite limited.

The Local Authority believes that the key to future success is encouraging sustainable tourism development. While promoting and exploiting the natural resources available, care should be taken that these resources are protected. In considering tourism-related infrastructure and development, the Local Authority shall ensure the amenity of existing uses is not impinged upon.

The Local Authority is keen to co-operation with County Wexford Tourism, Bord Failte, SERTO and other bodies to overcome the weaknesses which face Enniscorthy in the development of a tourist product and services.

2.11.2 Policies

It is a policy of the Local Authority to:-

- (I) *Encourage the development of the tourist industry through the use of its statutory powers (where appropriate) and to promote Enniscorthy as a tourist destination in co-operation with An Bord Fáilte, The South East Regional Tourism Authority and the local community;*
- (II) *Control development, including tourist related development, in such a manner as to conserve and enhance the built and natural environment and thereby secure the future of a sustainable tourist industry in the town;*
- (III) *Seek to raise the expenditure arising from tourism through the provision of accommodation aimed at the high end of the market;*
- (IV) *Ensure the integration and rationalisation of tourism directional signage within the town, especially but not exclusively from the N11, including provision of street names;*
- (V) *Improve the physical appearance of the town by upgrading street furniture, encouraging façade improvement and maintenance.*

2.11.3 Policies on Tourism Product

It is a policy of the Local Authority to:-

- (I) *Give favourable consideration to the development of leisure or recreational facilities that are activity orientated and involve the appropriate use of the River Slaney and where such proposals accord with the proper planning and development;*
- (II) *Encourage the physical improvement of the river through installation of benches/seating, landscaping schemes and environmental works;*
- (III) *Seek to develop environmental (green/eco) tourism in association with An Duchas and other groups or partners;*
- (IV) *Facilitate development and investment in high quality tourism related developments;*
- (V) *Encourage further development of event based tourism which has the capacity to reduce the level of seasonality;*
- (VI) *Encourage the development of craft shops, specialised outlets aimed at the tourist market;*
- (VII) *Pursue the development of a centre for cultural studies and Performing arts;*
- (VIII) *Encourage the development of the town as an orientation centre for the historical and archaeological tourism products of the area which are now being marketed;*
- (IX) *Facilitate the further development of the musical and traditional traditions of the town;*
- (X) *Encourage the development of a small conference centre using high quality hotels in the town;*
- (XI) *Provide additional facilities for car parking and coach/bus parking to improve accessibility to the town.*

2.11.4 Specific Local Objectives

It is an objective of the Local Authority to:-

- M1** Encourage further development of the 1798 Centre and associated sites as a flagship product. (Reference Map 3)
- M2** Identify suitable sites for the provision of a camp-site and a caravan park on lands to the west of the Promenade. (Reference Map 2)
- M3** Provide a significant civic space within the town centre which could be used for special events and exhibitions and could be linked into the proposed centre for Cultural Studies and Performing Arts. (Reference Map 3)
- M4** Prepare an Integrated Tourism Action Plan for Enniscorthy in co-operation with Bord Fáilte, SERTO, the OPW and other relevant tourism bodies; (No map reference)
- M5** Further develop marketing literature for the town in the form of a single brochure outlining all the tourist attractions; (No map reference)
- M6** Promote the provision of all-weather facilities for tourism to combat seasonality and to promote the provision of facilities for specialised niche markets. (No Map Reference)

2.12 Engineering and Sanitary Services

2.12.1 Water Supply

The existing water supply in Enniscorthy is adequate to meet the demands of the present and future populations within the time framework of the plan.

Policies

It is a Policy of the Local Authority to:-

- (I) *Provide an adequate, sustainable and economic public water supply to provide for the existing and future populations;*
- (II) *Implement a programme for upgrading water supply mains so as to provide adequate standards of water quality, pressure, storage and fire safety;*
- (III) *Conserve supplies through the maintenance of the mains and the elimination of leakages;*
- (IV) *Promote public awareness on the maintenance of water quality and economic and sustainable use.*

2.12.2 Specific Local Objectives

It is an objective of the Local Authority to:-

- W1** To formulate and implement a leak control policy
- W2** To install water metres at appropriate locations in order to improve leakage control

2.12.3 Sewerage System

The existing waste water treatment plant at Enniscorthy has a capacity of 10,000 PE. A scheme was drawn up for the upgrading of the entire sewerage system. The scheme was to be implemented in 3 phases. Phase 1, which involved the servicing of the western environs and Blackstoops area and Phase 2, which involved the upgrading of the town centre have been completed. Phase 3, the servicing of the eastern environs has yet to be approved for design. It is considered unlikely that Phase 3 will be completed within the plan period.

The treatment plant has reached its capacity and without future upgrading is unable to cater for any further increase in population. Funding will be sought under the Serviced Land Initiative to carry out future works to the treatment plant and to expand the existing sewerage network.

Policies

It is a Policy of the Local Authority to:-

- (I) Collect the foul sewerage from within the town and environs and to discharge it after treatment in a safe and sustainable manner;**
- (II) Provide satisfactory wastewater treatment facilities to serve existing and future populations;**
- (III) Separate foul and surface water drainage systems where feasible in order to reduce the volume of material entering the treatment plant and to ensure that all new developments provide separate on-site foul and surface water drainage systems.**

2.12.4 Policies on Surface Water Quality, Drainage Systems and Flood Control

The Local Authority will endeavour to improve the water quality in rivers and other water courses and minimise the impact on groundwater of discharges from septic tanks and other potentially polluting sources.

Policies

It is a Policy of the Local Authority to-

- (I) Protect existing groundwater aquifers and surface waters from pollution;**
- (II) Protect the water quality of the River Slaney and continue to implement the Water Quality Management Plan for the River Slaney, and to ensure that the water quality of the river is maintained at a satisfactory level in accordance with EU Directive Number 78/659 that lists the river as a salmonoid river;**
- (III) Prevent the alteration of natural drainage systems and in the case of development works require the provision of acceptable mitigation measures in order to minimise the risk of flooding and negative impacts on water quality;**
- (IV) Promote storm water retention facilities for new developments and existing catchment areas;**
- (V) Preserve and protect the water quality of the natural wetlands and flood plains of the River Slaney where these help to regulate stream flow, recharge ground water and screen pollutants.**

Specific Local Objectives

It is an objective of the Local Authority to:-

- FC1** The developer shall submit a report prepared by a suitably qualified professional for the approval of the Planning Authority with any planning application on these lands. This report shall address the following: flood risk, integrated flood management measures (including design details), the management of storm water on site and the generation of new flood risks. The onus for the provision of these works shall be on the developer. (Inserted by Variation No. 3, 9th February 2004)
- FC2** The redevelopment of St, Johns Mill shall ensure that the full conveyance of the River Urrin be restored by the removal of existing manmade obstacles. (Inserted by Variation No. 3, 9th February 2004)

2.12.5 Policies on Waste Management

It is a Policy of the Local Authority to-

- (I)** *To conform to the European Union and National Waste management hierarchy as follows:*
- Waste prevention*
 - Waste reduction*
 - Waste re-use*
 - Waste recycling, and*
 - Safe disposal, subject to economic and technical feasibility*
- (II)** *Have regard to and implement the recommendations contained in the County Waste Management Plan*
- (III)** *Enforce the 'polluter-pays' principle in all waste management initiatives;*

2.12.6 Waste Re-use and Recycling

Enniscorthy has a public recycling collection points. There is one recycling facility for the recycling of selected waste, the South East Recycling centre located at Pembrokestown.

Policies

It is a Policy of the Local Authority to-

- (I)** *Provide recycling and solid waste depots at civic amenity sites to maximise recycling potential and minimise waste;*
- (II)** *Encourage waste minimisation strategies for domestic, industrial and commercial wastes;*
- (III)** *Promote the increased re-use and recycling of materials from all waste generators.*

2.12.7 Specific Local Objectives

It is an objective of the Local Authority to:-

- WR1** To use recycled paper products wherever practicable and to continue to facilitate the recycling of waste paper means of reducing paper consumption will also be sought.
- WR2** To facilitate and promote the collection and environmentally friendly re-use of waste oils.
- WR3** To continue to use the relevant powers under the 1982 Litter Act and the 1990 derelict Sites Act to protect the visual amenity of the town from visible problems which damage environmental quality which include littering, dumped vehicles and machinery and redundant signage.

2.12.8 Refusal Disposal

Enniscorthy's solid waste is currently disposed at a landfill site at Kilurin which has the capacity to accommodate the waste generated by the town and its environs' for the next 3 years.

Policies

It is a Policy of the Local Authority to-

- (I) Have regard to its duty under Section 38(1) of the 1996 Waste Management Act, to provide and operate, or arrange for the provision and operation of, such facilities as may arise within its functional area;**
- (II) Reduce the volume of waste disposed in landfills through the examination of feasible options including the operation of a segregated waste collection system, reuse and recycling, composting facility, etc.**
- (III) Reduce the environmental damage caused by the practice of landfill through the promotion of 'waste to energy' conservation and sanitary landfill;**
- (IV) Encourage the re-use of full landfill sites for amenity, social, agricultural or other beneficial uses.**

2.12.9 Policies on Hazardous Waste

It is a Policy of the Local Authority to:-

- (I) Monitor the production, storage and movement of hazardous and dangerous waste within the town;**
- (II) Co-operation with other relevant agencies in overseeing the safe disposal of hazardous waste**

2.12.10 Renewable Energy

Renewable energy comes from natural, exhaustible sources such as the sun, winds, falling water, oceans plants and the earth. Renewable energy can also be derived from a range of waste products such as sewage, refuse and agricultural waste.

It is important that the Local Authority encourage development of appropriate renewable energy sources, which make use of the natural sources in an environmentally acceptable manner.

Policy:

- (I) Support national and international initiatives for limiting emissions of greenhouse gases and encouraging the development of renewable energy sources.***

2.12.11 Air Quality

Air quality in Enniscorthy is adversely affected by smoke producing fuels and traffic fumes. Traffic congestion is a major problem in Enniscorthy and is a significant contributor to air pollution.

Policies

It is a Policy of the Local Authority to:-

- (I) Protect ambient air quality in the town;***
- (II) Support public transportation and non-motorised transportation as a means of reducing locally generated air emissions;***
- (III) Protect and encourage the growth of significant tree groups and green landscaping as a means of air purification;***
- (IV) Support national and international initiatives for limiting emissions of greenhouse gases and encouraging the development of renewable energy sources.***

2.12.12 Policies on Litter Control

It is a Policy of the Local Authority to:-

- (I) Ensure the strict enforcement of the Litter Pollution Act, 1997;***
- (II) Support and encourage educational campaigns, clean-up campaigns, Tidy Towns initiatives and contribute to other national and international initiatives to reduce littering and to promote awareness of the benefits to all of a clean and tidy environment;***
- (III) Provide litter bins at play areas, seating points and any other such congregational points.***

2.12.13 Public Toilets

Existing public toilets are located at the site of the former Technical School and Slaney place

Policies

It is a Policy of the Local Authority to:-

- (I) Upgrade the existing facilities and provide public toilet facilities at suitable locations**

2.12.14 Policies on Public Utilities

It is a Policy of the Local Authority to-

- (I) Ensure that there is adequate lands available to accommodate a new burial ground and a crematorium.**
- (II) Co-ordinate with the utility providers at the earliest possible stages of planning to ensure co-ordination of development works such as trench digging, water restriction, etc.;**
- (III) Ensure that all electricity substations and other utility services are adequately screened and/or landscaped, where appropriate;**
- (IV) Facilitate the provision of GSM telecommunications services in the interests of sustainability, of encouraging industrial and commercial development, the improvement of personal and household security and the enhancement of social exchange and mobility of the town of Enniscorthy;**
- (V) To encourage the use of existing masts and high buildings or structures, such as water towers, to carry the necessary telecommunications antennae;**
- (VI) Accept as a minimum standard the “Guidelines for Planning Authorities” issued by the Department of the Environment and Local Government in July 1996 (or as may be amended from time to time), and to such other publications and materials as may be relevant in the consideration of proposals for telecommunications antennae and support structures.**

2.12.15 Specific Local Objectives

It is an objective of the Local Authority to:-

- G1** To provide for the extension of St. Mary’s Burial Ground
- G2** To identify a location for a new Burial Ground and a Crematorium on the Eastern Side of the Town.

SECTION 3: Development Control

3.1 Site Development Standards

3.1.1 Land Use Zoning

The purpose of land-use zoning is to indicate the planning control objectives of the local authority for all lands within the town boundary. This ensures that development is guided towards the right location and enhances both commercial stability and the environment of the town.

The town centre embraces the main commercial core of the town as indicated on the Specific Objectives within the UDC Objectives Map. In this area, developments will be judged on their merits as far as they do not conflict with the other objectives for this central area and would not be prejudicial to residential or other amenities.

The Zoning Map shows the principal uses for certain areas, though existing uses that do not conform to such zoning will not necessarily be disturbed. Any applications for permission to develop land in a manner which does not conform with a proposed zoning will be treated on its merits and permission will not be precluded solely by the fact that the land is allocated primarily for some other purpose.

Seven land use zoning objectives are indicated in this Plan:-

/ Permitted in Principle

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.

O Open for consideration

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.

X Not Normally Permitted

Development which is classified as *Not Normally Permitted* in a particular zone is one which will not be considered by the Local Authority, except in exceptional circumstances. 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 it may be in consistent with the proper planning and development of the area.

It should be noted that these zoning objectives relate only to land-use. Factors such as density, height, massing, traffic generation, public health, design criteria and visual amenity, and potential nuisance by way of noise, odour, and pollution are also significant and relevant to the proper planning and development of the area.

Use Class Zonings

Use Classes	R	R1	I	TC	OS	HA	C	TAF
Abbattoir	X	X	O	X	X	X	X	X
Advertising Structure/Panels	X	X	O	/	X	X	X	X
Agricultural Buildings/Structures	X	X	O	X	O	X	X	X
Amusement	X	X	X	O	X	X	X	X
Apartment	/	/	X	/	X	X	X	X
ATM	O	O	X	/	X	X	X	X
Bank	X	X	X	/	X	X	X	X
Caravan Park/Camping	X	O	X	X	O	X	X	O
Car Park	O	O	/	/	O	O	O	X
Cash & Carry	X	X	O	/	X	X	X	X
Casual Trading	X	X	X	O	X	X	X	X
Cemetery	X	X	X	X	O	/	/	X
Civic Amenity/Recycling Centre	X	X	/	/	X	X	X	X
Community Facility	O	/	O	/	O	O	/	O
Crèche/Nursery school	O	/	X	/	O	X	/	X
Cultural/Recreational Building	O	O	X	/	X	X	X	O
Dance Hall/Disco/Cinema	X	X	X	/	X	X	X	X
Doctor/Dentist	O	O	X	/	X	X	O	X
Enterprise Centre	X	X	O	O	X	X	/	X
Funeral Home	O	/	O	/	X	X	X	X
Garden Centre	X	O	O	X	O	X	X	X
Guest House/Hostel	O	/	X	/	O	X	X	X
Hairdressing Salon	X	X	X	/	X	X	X	X
Halting Site	O	O	X	X	X	X	X	/
Heavy Vehicle Park	X	X	/	X	X	X	X	X
Home Based Economic Activities	O	O	X	O	X	X	X	X
Hostel	O	O	X	/	X	X	X	X
Hotel/Motel	X	X	/	X	X	X	X	X
Household Fuel Depot	O	O	/	/	X	X	X	X
Industrial – General	X	X	/	X	X	X	X	X
Industrial – Light	X	X	/	O	X	X	X	X
Industrial – Special	X	X	O	X	X	X	X	X
Leisure	O	O	X	/	O	O	X	X
Library	O	O	X	/	X	X	X	X
Medical, Related Consultants	O	O	X	/	X	X	X	X
Motor Sales Outlet	X	O	/	/	X	X	X	X
Nightclub	X	X	X	/	X	X	X	X

Offices less than 100 sq.m.	X	O	O	/	X	X	X	X
Offices above 100 sq.m.	X	X	O	/	X	X	X	X
Petrol Station	O	O	/	X	X	X	X	X
Public House	O	/	O	/	X	X	X	X
Recreational Buildings	O	/	O	/	O	O	O	O
Refuse Landfill	X	X	O	X	X	X	X	X
Refuse Transfer	X	X	/	X	X	X	X	X
Residential	/	/	X	/	X	X	X	O
Restaurant	O	/	O	/	O	X	O	X
Retail Warehouse	X	X	/	X	X	X	X	X
Retirement/Nursing Home	/	/	X	O	X	X	/	X
Science, Tech Based Industry	X	X	/	X	X	X	X	X
Scrap Yard/Recycling Facility	X	X	/	X	X	X	X	X
Shop - Neighbourhood	O	/	O	/	X	X	X	X
Shopping Centre	X	X	X	/	X	X	X	X
Service Garage	O	/	/	O	X	X	X	X
Small Scale Manufacturing	X	X	/	X	X	X	X	X
Storage Depot	X	X	/	/	X	X	X	X
Take-Away	X	X	X	O	X	X	X	X
Training Centre	O	X	/	O	X	X	X	O
Transport Depot	X	X	/	O	X	X	X	X
Veterinary Surgery	O	/	O	/	X	X	X	X
Warehousing	X	X	/	/	X	X	X	X
Wholesale Warehousing	X	X	/	X	X	X	X	X
Workshops	X	X	/	O	X	X	X	X

Permitted In Principle: /
Open For Consideration O
Not Permitted X

- R:** To protect and/or improve residential amenity
- R1:** To provide for new residential communities
- I:** To provide for Industrial related uses
- TC:** To protect / provide for and/or improve town centre facilities
- OS:** To preserve and provide for open space and recreational amenities
- HA:** To protect and improve high amenity areas
- C:** To protect / provide community facilities
- TAF:** To provide for accommodation and general facilities for the travelling community

3.1.2 Density

In dealing with applications for residential developments, the Local Authority will have regard to the Department of the Environment's Circular Letter on Residential Density PD 4/98 and to the Guidelines which identifies that by increasing residential density the following benefits will be achieved:

- ❖ More economic use of existing infrastructure and serviced land
- ❖ A reduced need for the development of green field sites, urban sprawl and ribbon development
- ❖ Reduced need for investment in new infrastructure
- ❖ Better access to existing services and facilities

The Circular Letter identifies the Development Plan and the exercising of development control functions as a way for planning authorities to take effective action to achieve higher levels of residential density.

Under the Controls on density will relate to the location of the development. In this respect, densities shall maximise on infrastructure, support the feasibility of appropriate uses, develop access to public transport, and ensure that residents are located as close as possible to communities and facilities.

Density controls must also be applied to ensure that good townscape is respected and maintained. The height of a building, together with its mass and use intensity must respect the character of its surroundings. Permitted densities must ensure that basic service requirements are also achievable on a site. However, the actual density in any particular location will be determined by considering the following:

- (i) The extent to which the layout meets all other criteria for residential development
- (ii) Existing densities in adjoining residential areas
- (iii) The capacity of the infrastructure to absorb the demands of the proposed development
- (iv) Existing landscape and other features of the site
- (v) The housing needs of the area
- (vi) The amount of land serviced for housing in the area
- (vii) Principles of sustainability
- (viii) Design Quality – higher densities may be permitted in developments exhibiting high levels of design
- (ix) Proximity to main transportation routes.

Apartment developments will be encouraged to maximise on density provision with regard to townscape considerations outlined in this section, and the criteria outlined above.

3.1.3 Plot Ratio

Plot ratio is the relationship between the site area and the total floor area of the buildings erected on it. Its purpose is to prevent the adverse effects of both over-development and under-development on the amenity and layout of buildings, to achieve desirable massing and height of buildings, to balance the capacity of the site and the capacity of street frontages.

It is not considered appropriate to establish specified limits for plot ratio and site coverage due to the characteristics of the area. As plot ratios are used to protect amenity it should reflect traditional patterns of usage within the area of a proposed development, it is proposed that the Planning Authority will permit higher plot ratios only in cases where high standards of design are achieved.

Other factors have to be applied alongside plot ratio in order to give a more qualitative definition to the built form. These include:-

- Height
- Public open space provision
- Private open space provision
- The standards applied to estate roads, off street car-parking provision.

3.1.4 Site Coverage

Site coverage is expressed as a percentage, determined by dividing the total site area by the ground floor area of building. Site coverage is controlled in order to provide for light and space within the urban fabric. It ensures that the urban fabric is not inappropriately overloaded with building mass. The maximum recommended standards for site coverage are outlined below, but these standards are intended to be indicative. Each site and its proposed development will be assessed in the context of the immediate surrounding town.

3.1.5 Building Lines

- The Planning Authority will normally seek to ensure that the development is not carried out in front of established building lines, or in a position which would be in conflict with a building line which may be determined
- Generally it will be an aim to create a continuous building line along a street edge. Consistent building lines will also be encouraged in the design of neighbourhood centres and in new industrial developments, where buildings will have a clear relationship with each other
- In deciding where a building line should be located, the form of development to which it is related will be considered
- Where located along roads of traffic importance, increased setbacks may be determined to provide for greater amenity and safety of road users and residents and for future road widening
- Building lines may be relaxed in the following cases:

- ❖ To incorporate key landscape features into the development layout
- ❖ For innovative designs which can only positively enhance the townscape
- ❖ To provide important areas of public open space, i.e. squares
- ❖ In order to facilitate traditional building forms with open courtyards etc.

3.1.6 Building / Structure Height

The following factors will be considered in assessing applications for high buildings:

- Excessive overshadowing and loss of light
- The scale of an existing streetscape
- The extent to which the building distracts from structures or spaces of architectural or historic importance
- The extent to which the building detracts from important landmarks
- Attractive public views from significant vantage points that would be obscured by the building
- The degree of obtrusion of the building on the skyline
- The degree to which the building may contribute to the overall townscape. In particular, care will be required in the treatment of roof-tops and all machine / mechanical rooms will need to be adequately screened or designed as an integral part of the building.
- The degree to which its prominence is justified in the townscape. Traditionally, only public buildings received prominence in height.
- The scale of the building in relation to surrounding space, together with the effect of the building on the quality of the space.
- The effect of the building on the microclimate in the immediate vicinity.

3.1.7 Listed Buildings / Protected Structures

It is policy of the planning authority to secure the preservation of buildings, and structures or features of architectural, artistic, or historic interest listed in Appendix 1.

The alteration or demolition of a building or other structure other than an alteration consisting of the painting of any previously painted part of such a building or structure when deciding such applications.

The status of protection provides that any works which would affect the historical, archaeological, artistic, scientific, social or technical character of a protected structure or any element of that structure will require planning permission, even where those works would normally be exempt under Section 4 of the 1963 Act.

The protection of a building or structure does not necessarily prohibit the carrying out of works or alterations but ensures that such works are reviewed and assessed by the planning authority, so as to ensure that any proposed alterations

would respect the character of a building / structure will refer to elements such as its scale, height, proportion, material, form, surface treatment (i.e. rendering and / or painting), roof-pitch, plot-width, building line and artistic or architectural qualities.

3.1.8 Archaeology

It is policy of the Planning Authority to ensure that archaeological material is not unduly destroyed so that an opportunity will be given to investigate and record any material of archaeological value that may be found.

Where archaeology is likely to be encountered or impacted by a proposed development, developers will be advised of their obligations under the National Monuments Act. Developments, which may be impact on the town's archaeology, will be treated as follows:

- Archaeological remains will be investigated, recorder and / or preserved.
- Where in the opinion of the Planning Authority developments involve major ground disturbances, conditions relating to archaeology may be applied
- The Local Authority will require that archaeological investigations be undertaken prior to the commencement of development and by a licensed archaeologist
- The developer will be liable for the cost of archaeological investigations
- The Local Authority may require the developer to submit a report, prepared by a suitably qualified archaeologist, on the archaeological implications of the proposed development. The planning authority may impose conditions requiring:
 - ❖ Professional archaeological supervision of site excavations
 - ❖ Funding by the applicant of archaeological monitoring, testing and / or assessment
 - ❖ Preservation of all or part of any archaeological remains
 - ❖ Conditions may be imposed which modify the development in order to facilitate archaeological investigation or preservation.

Developers will be encouraged to supply an archaeological assessment and a method statement outlining construction procedures as part of their planning application.

When considering planning applications in areas of archaeological potential and on, or in close proximity to, sites of known archaeological significance, the Local Authority will have regard to the National Monuments Act and to the views and recommendations of the National Monuments Service (Department of Arts, Culture, Gaeltacht and the Islands). Regard will be had to the nature of sub-surface works which could impact on archaeological material.

3.1.9 Landscaping

A landscape plan shall accompany all planning applications, unless otherwise determined by the Planning Authority. The landscaping scheme shall be designed as an integral part of development and shall consider the following factors:

- The developer will be responsible for the grading, hard landscaping, planting and further development of open space, including the provision of footpaths
- Existing landscape features such as stands of mature trees, hedgerows, rock outcrops and water features shall be properly identified and retained where appropriate. Note hedgerows can be given the appearance of a conscious design decision by additional planting on the edge and at junctions.
- Layouts will be required to facilitate the retention of the maximum number of significant trees.
- New developments will be required to consider the future growth, management and maintenance of the landscape and open space areas. Planting needs to have a careful balance between quick-growing species for early maturity and longer lived trees which may reach their peak in up to 100 years time. The landscape plan and the selection of plant species should consider low maintenance species. Generally single trees require more expert attention than those in composite groups, which are less vulnerable to damage. Formal, single tree-lines have little effect as screen belts or buffers and for this reason grouping of young trees will be encouraged. Native tree species are more valuable as wildlife habitat than introduced species, because they support a greater variety of insect life. These will generally be preferred.

3.1.10 Infrastructural Service Standards

In general, applications for housing development on unserviced and unzoned lands within the Development Plan boundary will be regarded as premature.

Where water and/or sewerage infrastructure is privately provided, the type and design shall be in compliance with the standards set by the Planning Authority. In addition, provision must be made for possible future connection into the public system. All sewerage systems should conform to the proper planning and development of the area and public health standards. Septic tanks, individual and / or group schemes will be required to hook-up to the public sewerage scheme when it is provided.

All services should be provided underground in the interests of amenity.

3.1.11 Siting Of Overhead Cables

In relation to overhead Electricity Supply cables, while it is the policy of the Local Authority to eliminate the visual intrusion caused by such cables, the Local Authority agreed a joint policy with the ESB in 1974 as follows in parts (a) to (c) below.

- (A) For future development the ESB will endeavour to locate its 38kv overhead lines completely clear of housing developments
- (B) In areas of extensive housing development, where there is no suitable overhead alternative, the Board will agree in principle to placing a 38kv line underground
- (C) In the case of isolated developments in areas zoned for extensive housing, electricity lines will normally be retained overhead until such a time as houses are constructed.
- (D) With regard to internal housing estate transmission lines, the Local Authority will continue with its policy that where possible all such lines will be placed underground both in Local Authority housing developments and in all new private housing estates. The Local Authority will ensure that in any area of high amenity value, overhead lines will not be permitted.

3.1.12 Access for the Disabled

All new buildings of public access must conform with the design guidelines set out in "Access for the Disabled Minimum Design Criteria", 1988 and the Technical Guidance Document – Part M of the Building Regulations, 1997. In particular, reasonable provision should be made to enable disabled persons to have safe and independent access to a building and to those parts of the building to which it is appropriate to have access

Where sanitary conveniences are provided in public buildings, reasonable provision shall be made for disabled people. In the case of community centres and buildings which are commonly used by disabled persons or the elderly for social activities, the Planning Authority will require that at least one W.C. compartment in the building be usable by chair bound people. Access in the town centre will also be assessed in the positioning of street furniture and other such elements. Car parking provision shall be provided for the disabled and mobility impaired in all car-parking developments. The minimum criteria for such parking provisions are detailed in "You Can Park Here" Guidelines published by the National Rehabilitation Board in 1994.

Developers are advised to consult with "Buildings for Everyone – Access and Use for All Citizens", National Rehabilitation Board, 1998.

3.2 Residential Standards

3.2.1 Private Open Space

Private space shall be of such disposition or layout as to afford the maximum privacy, sunlight and views. See also Section 3.2.4 – Minimum Rear Garden Size.

3.2.2 Public Open Space

In residential development developers shall provide communal open space equivalent in area to a minimum of 10% of the total area of the site or 1 hectare per 150 dwellings / flats, whichever is greater. Alternatively, if it is deemed by the planning authority not to be in the interests of the proper planning and developments of the area to insist on the provision of open space at this rate, and / or where there is a difficulty on the part of the developer in providing this space, the planning authority may choose one of the following options:

- That the developer contribute a financial contribution per residential unit towards the provision of an open space by the Local Authority elsewhere (as provided in section 26 of the 1963 Act)
- That the developer provides to the local Authority's specification, open space or a portion of open space elsewhere. If this option is engaged, the open space shall generally be provided within a reasonable distance from development (circa 400 metres). However, in specific cases the Local Authority may accept land outside the built-up area as meeting part of the requirements above, where it can be utilised in conjunction with the provision of a major park.
- Alternatively, the Planning Authority may consider arrangements whereby appropriate community facilities may be provided in lieu of the developers open space requirements.

The Local Authority may require that the open space provision of any development be located in a specific area in order to assemble open space quantities of satisfactory size, or to enhance the existing features of the area.

In calculating the area of open space shall not qualify for open space assessment. In large developments, a range of public open space sizes and types should be provided for active and passive recreational needs as well as creating variety on the development.

The open space should be designed and located so as to complement residential layout and should be visually, as well as functionally, accessible to the maximum number of dwellings within the housing area. Incidental, inaccessible or backland space will generally not be acceptable and will only be permitted where it performs a specific function, which is clearly demonstratable, such as preserving

part of a landscape plan. However, the planning authority reserves the right to make judgements that such spaces within a development layout, may not be sufficient in meeting minimum requirements.

In the provision of small open space that may be used as children's play areas, emphasis will be on ensuring that spaces are generally overlooked so that some degree of supervision may take place.

Generally, the backs of houses should not bound the open space site. It is more desirable that houses front onto open spaces. Open spaces should be located where they do not cause an excessive security problem for households.

Land reserved for open space which is to be dedicated for public use must be so dedicated before the development is substantially completed and the Planning Authority will require to be satisfied that effective arrangements exist for the maintenance of such open spaces.

Where large open spaces are provided a suitable boundary treatment shall be provided, including kerbing, low walls and/or landscaping. A boundary wall is required where open space is adjacent to a main public road.

3.2.3 Open Space for Apartments

The provision of some communal open space, suitably landscaped, shall generally be required, for all apartment schemes. The total of such open space area for apartment developments shall not be less than 10% of the total site area, or:

5 square metres per bedspace in the C Zone (Town Centre);

5 square metres per bedspace in the R Zones

15 square metres per bedspace in all other zones.:

In exceptional circumstances, the Local Authority may accept lower standards as adequate in serving the needs of the residents, such as where there is ample provision of private open space in balconies and/or semi-private/public open space provided by means of roof gardens, which permit access to all residents.

Generally, the minimum clearance distance between opposing windows of residential blocks will be 11 metres to minimise overlooking, loss of daylight, and reduce shadow effect, but in exceptional circumstances any agreement with the Planning Authority this dimension may be slightly reduced where the particular design solution can demonstrate other positive townscape advantages or ameliorating factors.

Balconies and roof gardens, particularly in the town centre, may be permitted in the design of new apartment developments, particularly where it is not practicable to provide a communal garden or landscaped area. Roof-gardens will

require a secure boundary treatment and shall be adequately landscaped. Consideration will be given to the orientation of balconies. Balconies, and in particular, projecting balconies, will be required to be designed as integral part of a building, and shall respect the streetscape and townscape context and surrounding amenities. Balconies shall not protrude over public property.

3.2.4 Minimum Rear Gardens for Houses

A minimum rear garden size of 75 square metres is generally required for R, and R1 Zones. A minimum rear garden size of 60 square metres is generally required in the R Zone. In exceptional circumstances the minimum rear garden size may be reduced to 25 square metres in the following areas:

- the Town Centre Zone
- older established areas where the design and layout is in context
- and within Residential Density Zones

However, a reduced garden size may be permitted in exceptional circumstances with the agreement of the Planning Authority, where the majority of the houses comply with the minimum garden sizes set out above and where a particular house performs a distinctive townscape role; such as a key corner site or on an unusually restricted site, where due to its situation in the overall layout, it cannot be provided with a standard private garden.

Factors to be considered in determining reduced garden sizes, include:

- The size of the household - smaller, one and two bedroom dwellings may not require larger gardens.
- The provision of communal open space associated with the development - smaller garden sizes may be permitted in association with increases in communal open spaces, provided that the garden space is entirely private, situated on the non-entrance side of the house, is not overlooked and is screened with a durable, long lasting material (garden trellises or wooden garden screens will not be permitted).

Rear garden sizes should generally be provided with a durable, permanent durable barrier, a minimum of 1.4 metres in height, to ensure privacy and 1.8 metres high where backing onto a public area other than a public roadway.

3.2.5 Housing Layout and Design

Large residential areas shall generally be broken into small functional and visual groups of 20 houses or less houses, which fulfil a social and aesthetic need for identity. These shall be designed to create safety for young children, facilitate social interaction and introduce variety into the visual environment, avoiding monotonous repetitive type of development. Each group of house should have

its own visual identity, variations being achieved by layout, building lines, house design, colour and hard and soft landscaping.

The housing development should relate to the surrounding urban form and land use. Protection and respect for the existing amenities and the character of the area is important and should be regarded as a feature of good design. Layouts should respect the need for access and to the normal range of local services required by residents.

Residential areas should be designed with personal security in mind. Areas used by the public such as open spaces, roads and footpaths should be overlooked by housing.

Residential layouts should be designed in such a way that through traffic be discouraged. Road alignments should discourage speed and give priority to the safety and convenience of pedestrians and cyclists. There should be easy access to individual houses and road widths should be sufficient to accommodate two vehicles passing. Turning areas must provide for the needs of emergency vehicles. Adequate off-street facilities for parking, including visitor parking, should be provided.

House design should make use of materials, architectural form and colour to create a high level of visual amenity. Colour may be used to create a sense of identity within the development. Natural features or landmarks such as mature trees or views or vistas should help to enrich the layout and orientation of housing. Housing designs shall consider orientation and sun-path so as to maximise amenity, daylight and the benefits of passive solar gain to domestic heating. The Planning Authority will require a variety of house types in developments over 10 houses. The creation of landmarks within the estate, whether through retention of existing features or by introduction of new features will be encouraged.

3.2.6 Car Parking Standards

Car parking spaces will be calculated on the basis of one or two per dwelling unit. These may be provided on-site or one space may be provided off-site within approximately 30 metres of the dwelling. In the case of on-site car parking, the front garden depth shall be a minimum 6 metres and gates shall not open outwards.

In some older residential areas, small front gardens and original features such as railings, are characteristic of the overall development scheme. Proposals for off-street parking need to be balanced against loss of amenity - visual and physical - and will be considered in light of traffic flows and car parking in the vicinity. Alterations to the footpath may be carried out by the Local Authority at the applicant's expense.

3.2.7 Layout and Design of Apartments and Flats

- The conversion of houses to flats in predominantly single family dwelling areas will not be permitted as such conversions would lead to a deterioration in the residential amenities of these areas. However, the subdivision of large houses and houses on primary traffic routes in the town centre may be permitted in certain circumstances.
- List 3.1 outlines the minimum floor area and room dimensions for apartments, flats, bedsits and studio apartments. Permission will not normally be granted where unit sizes are less than dimensions outlined. Each wall of each habitable room should be at least 2.4m long. The ceiling height shall be at least 2.2m.

List 3.1:

- ❖ *Each flat/bedsitting room shall be "self-contained", i.e. there shall be only one door to each flat from the communal passageway. Each flat/bedsit/*
- ❖ *Apartment studio shall be provided with its own W.C. and bathroom.*
- ❖ *Units should show a high quality of building design and site layout and have due regard to the character and amenities of the surrounding landscape and/or townscape.*
- ❖ *In relation to the layout of apartment developments, developments should incorporate common spaces, terraces, courtyards and incorporate spaces which are designed so as to provide a safe and pleasant environment. In a case where accommodation is being provided over a business which is in separate occupation, a separate access should be provided.*
- ❖ *Apartment schemes should provide communal facilities to serve the needs of residents, including concealed refuse bin storage areas, storage, bicycle storage areas, and washing and drying facilities. These facilities should be conveniently located and well ventilated.*
- ❖ *Consideration should be given to the needs of disabled people in the location, layout and design of communal facilities and the future adaptation of some units to meet the needs of the disabled.*
- ❖ *Proposals for apartments or for the conversion of buildings into bedsits/flats should take account of standards set out in the "Guidelines on Residential Development in Designated Tax Incentives Areas," Department of the Environment, September, 1995.*

3.2.8 Separation between Houses

A minimum of 2.3 metres shall be provided between the side walls of detached, semi-detached and end of terrace dwellings to ensure privacy and ease of access. A property boundary should ideally occur mid-way along this dimension.

3.2.9 Back-to-Back Dwellings

Houses should be designed in such a manner as to minimise overlooking and overshadowing of adjoining residences. In houses where the back faces back

directly, bedroom windows should be no closer than 22 metres to each other, except where special circumstances or solutions exist by agreement with the Local Authority.

3.2.10 Infill Housing

Within established built up areas and areas adjoining the existing built up area a relaxation of some standards may be allowed for single replacement houses and infill development. In order to compensate for the physical disadvantages of small sites residential development adjoining built up commercial areas has advantages in terms of accessibility, which can compensate for shortfalls in the spatial criteria normally applied to residential development.

The design of infill development must be in sympathy with the existing character of the area in terms of density and details such as window types, heights, materials, building lines and roof pitches.

3.2.11 Backland Developments

Piecemeal and uncoordinated development of backlands, including the construction of extra dwellings in former back gardens, can result in inappropriate and disorderly development. This form of development is considered undesirable where there is an adverse effect on the residential amenity of adjoining properties, particularly where such intensification might overload the infrastructure and use framework of an area. It may only be considered where both garden sizes and the space between dwellings meet critical standards. It can also result in missed opportunities for large scale renewal.

3.2.12 Courtyards

The development of courtyards and new urban spaces within urban blocks will be considered and fresh approaches to the design of urban space will be encouraged. Access to courtyards should be through arches in order to avoid breaching the existing street frontages. It will be a requirement to provide public open space to Development Plan standards.

3.2.13 Residential Mix

Residential developments, particularly those with twenty or more units, should encourage a variety of residential unit types to ensure a good social mix. In apartment developments, a mix of unit sizes is also required, including two and three bedroom apartments, with not more than 40% of apartments in any single development to be one-bedroom units. The desirable residential mix will be reviewed by the Local Authority in relation to location.

3.2.14 Local Shopping Provision

The Local Authority may require the inclusion of a small local shopping element as part of a residential development scheme, where the size of the development warrants such provision, or where the development is part of on-going house building in an area not adequately serviced with local shops (See Section 3.4.2). Generally, it is desirable that all new residential estates have reasonable access to shopping facilities. The neighbourhood centre should incorporate a range of service facilities such as convenience shopping, a chemist and a laundrette. The provision of a neighbourhood centre may be phased in conjunction with the new residential development.

3.2.15 Management Companies

If it is proposed that the residential estate not be taken in charge by the Local Authority, then the developer must set up a management company. All residents of the development must become members of this management company. Details of the Management Company must be agreed with the Local Authority prior to any development taking place. The framework of the Management Company must be agreed with the Local Authority before any development takes place.

3.2.16 Residential Estate and Street Names

Nameplates, in Irish and English, should be provided and erected on all housing estate roads. The names of residential developments and roads shall reflect local place names, particularly townlands within which developments are located. The names chosen shall be approved by the Local Authority. The names should be fixed to walls and buildings where they can be clearly seen. Free standing signs will not be encouraged. In order to assist the public and the postal authorities all houses shall be provided with numbers which shall be visible from the adjoining roadway.

3.2.17 Conversion of Existing Dwellings to Medical/Dental Surgeries

Conversion of part of a dwelling to a medical or dental surgery will normally be permitted where the dwelling remains as the main residence of the practitioner. Conversions may also be assessed in the context of car parking requirements and the residential amenities of the area.

3.2.18 Home-based Economic Activities

Home based activities are defined as small scale commercial activities which are secondary to the use of the premises as a residence. They are permitted where the primary use of the dwelling remains residential and where the amenity of surrounding residences is not adversely affected. The Local Authority, in considering applications for such uses, will consider the nature and extent of the

use proposed; the effects on the amenity of the surrounding residences; the levels of traffic that will be generated; and the storage of refuse and waste collection. A temporary permission for two/three years may be granted for home-based economic activities to facilitate on-going monitoring of the activity by the Local Authority.

3.2.19 Granny Flat Extensions

Granny flat extensions will take into account the existing density of development and whether the garden is of an adequate size to accommodate a second dwelling. Where the original plot is insufficient for two houses, granny flats shall be attached to or be an integral part of the main dwelling and shall not exceed 25% of the floor area of the existing house.

A grant of permission will normally be conditioned that the premises be returned to a single dwelling when the flat is no longer required for the family member. It shall not have more than one bedroom and must not be leased, sold or otherwise disposed of other than as part of the main residence.

3.2.20 Bed and Breakfast

Planning permission is required for all conversions of dwellings to guest accommodation and Bed and Breakfast establishments, where the number of rooms used for such purposes exceed four. In the assessments of such developments/conversions, the Planning Authority will consider car parking demands, the amenity of adjoining residents, the obtrusive nature of signage and the need to avoid excessive concentrations of bed and breakfast use in residential neighbourhoods.

3.3 Commercial, Retail and Non-Residential Use Standards

3.3.1 Use Mix

Where commercial developments are proposed, the planning authority may require appropriate mixes of use, in accordance with the uses of the surrounding area. In general, the planning authority will encourage a mix of uses on upper floors in shopping/neighbourhood centres.

3.3.2 Shopping Centres and Permitted Locations for Shopping

Demand - Shopping Centres will be encouraged to locate within the town centre zone. Out-of town shopping centres will normally only be permitted within neighbourhood centres as identified by this plan, with restrictions on the scale and size of development. Generally, neighbourhood shopping centres shall not exceed 650 metres. The Local Authority will assess shopping centre proposals in terms of potential adverse impacts on the viability of existing centres and in particular the vitality of the town centre. The planning authority will also be guided by recent DOE Guidelines which identify the following elements:

1. Adequacy of existing shopping outlets,
2. Size and location of existing outlets,
3. Quality and convenience of existing outlets,
4. Effect on existing communities,
5. Needs of the elderly, infirm or disabled or other persons who may be dependent on the availability of local shopping outlets,
6. Need to counter urban decline and to promote urban renewal and to promote the utilisation of unused infrastructural facilities in urban areas.

A retail impact analysis may be required as part of a planning application for shopping centres or large food/grocery chain stores, such as supermarkets in excess of 650 square metres.

3.3.3 Offices

The Local Authority will encourage over-counter office development to be located in the town centre. The use of vacant or under-utilised upper floors for office development will be encouraged by the Planning Authority. Outside the town centre, applications for office development will normally only be considered within the Enterprise and Employment Zones or on Industrially Zoned lands.

Change of use from shops to offices in the Town Centre Zone will not normally be permitted, except in exceptional circumstances. There will be a presumption in favour of the granting of planning permission for the conversion of offices in former dwelling houses back to residential use. Property suitable for single

family residential accommodation will not normally be considered as suitable for conversion to offices.

All new office developments outside the Town Centre Zone will be required to provide a minimum of 10% open space. Where offices are proposed on lands zoned for industry, such development will be required to provide a minimum of 10% open space in addition to a minimum of six (6) metre strip of landscaped open space along all roads. Where this open space is unable to be provided, the developer will be required to meet the criteria for residential open space as outlined in Section 3.3.2. Within the Enterprise and Employment Zone a more compact development form will be encouraged, with continuous building lines and a higher density than for developments normally carried out in industrial zones.

3.3.4 Industry, Wholesale and Warehousing Development

Industry, wholesale and warehousing activity will normally only be permitted on lands zoned for industry. Special consideration will be given to such developments where they would contribute to the rehabilitation of a run down area or where they make a significant contribution to the urban character.

Adequate space must be available for on-site storage of materials and refuse, loading and unloading and on-site circulation and parking. Adequate provision should be made for storage of goods and materials within the building or else in a designated storage area and a landscaping scheme for the site shall be required. Car parking spaces, including those for disabled persons, shall be provided and clearly delineated. In the case of developments for two or more buildings, a uniform design for boundary fences, roof profiles and building lines is essential.

A minimum open space requirement of 15% will be required and provided such that it may function as an effective amenity area. In situations where effective open space cannot be provided on site, a contribution will be payable in lieu or other arrangement similar to that employed in the provision of open space in residential area will be required (See Section 3.3.2). An industrial development should present a pleasant aspect helped by tree planting, the judicious placing of advertisement structures, screening of open storage areas and unobtrusive loading and parking space. The number of signs attached to a building in such areas should be limited and no sign should be excessively obtrusive or out of scale with the building façade.

Access roads to industrial estates will normally have a minimum overall reservation width of 13 metres consisting of a 7 metre carriageway, two 1.5 metre grass verges and two 1.5 metre footpaths. Main access routes to industrial lands will also be required to provide reservations for cycleways. Generally the building line must be at least 9 metres from the road boundary.

In order to ensure an attractive open layout, the building line on all principle road frontages shall not be less than 15 metres and the site coverage behind this building line shall not exceed 45%. There shall be a minimum landscaped/planting strip to a width of 6 metres on all principal road frontages. The layout, planning and design will be subject of a detailed Action Plan to be approved by the Local Authority.

3.3.5 Retail Warehousing

Retail Warehousing activity relates to the sale of non-food, non-clothing goods. Retail Warehousing includes the sale of large scale goods and can include, furniture/carpets, bulky electrical goods, gardening goods and toys. The activity may include outdoor display areas and is likely to generate considerable car parking requirements.

In the assessment of proposals for retail warehouses, conditions will be attached to prevent their use, by sub-division or change of content, to sell goods normally sold in town centre shops where they would thereby compete with the use of the town centre to seriously injure its viability. A limit on the range of goods sold will normally be imposed and individual units will normally be subject to an upper floor limit. The cumulative effect of proposed retail warehouses will also be taken into account. In exceptional circumstance retail warehouse located away from existing shopping centres may be considered where they help to promote urban regeneration.

Retail warehousing will only be permitted within the Employment and Enterprise Zone provided it is of such scale of use that it does not detract from the existing businesses in the town centre. A retail impact study will be required for any proposed retail warehouse activity. It should provide a compact development form, with continuous building lines.

3.3.6 Filling Stations and Ancillary Uses

Design/Layout - Planning applications for petrol filling and service stations will be considered primarily with reference to their effect on traffic safety and on amenity. In particular they will have to satisfy the following minimum standards:-

- (i) A road frontage of not less than 31 metres (100 feet) which is clear of any structures, other than a low boundary wall, for a depth of not less than 7 metres (22 feet) from the road boundary.
- (ii) No petrol pump may be situated less than 7 metres (22 feet) from the road boundary.
- (iii) The station may not have more than two vehicle accesses, the width of which shall not be less than 6 metres (20 feet) and shall not exceed 9 metres and have a kerb radii not less than 10 metres (35 feet)

- (iv) The surface of the forecourt shall be graded, surfaced with bitumen macadam or other suitable material and drained to the satisfaction of the Planning Authority. A petrol/oil interceptor trap shall be fitted to the surface water drainage system. Provision shall be made for the storage and removal of refuse and waste material.
- (v) A sanitary convenience should be provided for public use.
- (vi) The minimum sight distance from the entrance (access way) to the nearest road junction shall be 50 metres for major junctions and 25 metres to a minor road junction.

Permitted Uses - The essential purpose of petrol stations is to provide facilities for the sale of fuels for vehicles. However, permission will be granted for ancillary retail uses involving goods related to the motor trade. In addition, in areas not already served by convenience shops, permission may be granted for small shops retailing confectionery, groceries and newspapers. The total area devoted to such sales within a petrol/service station shall not exceed 65 square metres.

Location - A car maintenance workshop can be permitted in circumstances where it would not adversely affect the local amenities, particularly with regard to proximity to dwellings and the availability of adequate off-street car parking space. The multiplication of petrol/service stations will not be permitted where these encroach on the amenities of residential areas and/or obstruct traffic flows.

3.3.7 Bars/Night-Clubs/Disco Bars/Amusement Centres

In order to maintain an appropriate mix of uses and protect night-time amenities in Enniscorthy, the local authority will, through the appropriate use of its development control powers, prevent an excessive concentration of any of the above uses in a particular area and shall ensure that the intensity of any proposed use is in keeping with the character of the area (i.e., residential, mixed use, etc.) and with adjoining businesses, when development proposals are being considered. The following issues shall be taken into account in the assessment of applications for the above uses.

- Noise at the boundaries will be carefully monitored and noise insulation measures will be required at the time of the submission of the planning application. Other effects of the development on the amenity of nearby residents must be assessed prior to the granting of planning permission, i.e. general disturbance, hours of operation, car parking, litter and fumes.
- The importance of safeguarding the vitality and viability of the town centre in Wexford and maintaining a vibrant mix of retail uses.
- An important consideration for the local authority is the number and frequency of events in such facilities.
- The planning authority shall insist that proper litter control measures are in place prior to the opening of any premises.

Façade design will be carefully controlled by the planning authority and in particular the type and degree of advertising signage and lighting. The design shall respect the character of the street and the buildings.

3.3.8 Hot Food Take-Aways

A proliferation of hot food take-aways will not be permitted in any particular area. Regard will be had to the impact of hot food take-aways on the amenities in the area, including noise, odour and litter. The Planning Authority may impose restrictions on opening hours of hot food take-aways as a condition of planning permission.

3.3.9 Open Air Concerts

In considering applications for open air concerts, the planning authority shall have due regard to the following: noise and general disturbance, hours of operation, traffic generation, traffic flow and car parking, accessibility, effect on residential amenities of the area, litter control, emergency access, ancillary uses such as fast food provisions and toilet facilities. The planning authority shall insist that proper provisions and arrangements in relation to these, and other relevant issues, have been made prior to the granting of permission.

In general, open air concerts will not be permitted within residential zones or in close proximity to religious institutions.

3.3.10 Shopfronts

In general the need to change old shopfronts will be closely questioned as it is the policy of the Local Authority to preserve and retain traditional shopfronts of character.

- The repair, restoration and replacement of shopfronts must be sympathetically carried out to protect the architectural character of the town.
- Where existing shopfronts are of no special merit, total replacement is acceptable. The design of new shopfronts should relate to the architectural characteristics of the building of which it forms part.
- New shopfront designs must respect the scale and proportion of the streetscape by maintaining the existing grain of development along the street and respecting the appropriate plot width. Large expanses of undividing glass will generally not be permitted.
- National-chain shops which have adopted a "corporate image" will not necessarily be allowed to use their standardised shopfront design, "corporate colours" and materials. Compatibility with individual buildings and with the street scene will be considered more important than uniformity between the branches of one company.

- The process of trading through an opening in a building façade without a shopfront will not be permitted.
- The use of loud music or other sound to attract attention to a shop front will not be permitted.

Guidelines on the design of shopfronts is available from Wexford County Council and is entitled "*Shopfronts and Streetscapes in County Wexford - A Design Guide*," 1991.

3.3.11 Automatic Teller Machines

The planning authority will strictly control the location of Automatic Teller Machines (ATMs) having regard to the following:

- The need to protect the character of the street, building or shopfront into which they are to be incorporated into, in particular in listed buildings.
- The design and location must be such that they are safe and easily accessible.
- Canopies, signs and logos shall be discreetly incorporated into the overall design.
- The provision of ATMs at petrol stations will be encouraged to facilitate drivers wishing to use them.
- In general, ATMs will not be provided where customers queuing may cause disruption to pedestrians.

3.3.12 Advertising on Buildings and Advertising Hoardings

Advertising should be sympathetic in design and colouring, both to the buildings on which they will be displayed and their surroundings and should not obscure architectural features. The construction of nameplate fascias linking two or more buildings of different architectural design and character is generally unacceptable. The height of signs and advertising on a building will be strictly controlled and high level advertising will not be permitted. Projecting or swinging signs will be limited to one per building.

Advertising will be contained within the façade area of the building and will not be allowed above the eaves or parapet level of buildings. Signs mounted on buildings should be designed as an integral part of the building or shopfront (in the case of retail outlets). Advertising shall not exceed 10% of the surface area of the façade. On large buildings, such as supermarkets or industrial units this percentage may be reduced to avoid excessively large signs.

In general, advertising hoardings, including three dimensional signs and tri-visions, will only be permitted within commercial areas of the town, but will not be permitted on or in the vicinity of listed buildings or structures or on the front facades of the buildings. However, advertising hoardings may be permitted

temporarily where they help screen building sites and derelict sites awaiting redevelopment and where they form an integral part of the boundary treatment of the site. Their size and placement shall be such that they are integrated into the existing streetscape and the planning authority will consider issues of noise (particularly in the case of tri-vision signs), illumination, scale and the visual quality of their setting. Where advertising hoardings are proposed on the sides or gable ends of buildings, they will not normally be permitted to exceed 25% of the surface area onto which they are attached.

3.3.13 Signage

Monument signs are to be preferred to free-standing signs. All elements of the sign must be incorporated into a single design and auxiliary projections or attachments not part of a single design will be prohibited.

Signs shall not exceed the height of the buildings in its vicinity nor shall they exceed 5.2 metres in height. Signs will not be permitted to extend onto public footpaths, roads or other public rights-of-way.

In general, only one freestanding or monument sign shall be permitted on a site, though exceptions may be permitted on corner sites, where a site is bounded by two or more public roads or where the road frontage is deemed by the planning authority to be excessively long and merits a second sign.

3.3.14 Canopies and Awnings

The erection of canopies is a development requiring the prior grant of planning permission. The use of plastic canopies over windows will be discouraged. Where shading of a window display is required the traditional retractable awning is considered suitable.

3.3.15 Security Screens

The use of metal security grills or shutters will be discouraged. Where it is suggested as essential to use such shutters, these should be open grilled, and should be affixed to the inside of the window, or preferably behind the display area. The installation of roller shutters is a development requiring the prior grant of planning permission. The use of the public footpath for security stanchions or roller shutter fixings is not acceptable.

3.3.16 Illumination and Spread of Light

If external illumination is proposed, documentation shall be provided that clearly shows that light or glare from such illumination will not adversely affect pedestrian and vehicular traffic or adjacent properties.

3.3.17 Taxi Stands and Hackney Bases

The local authority will work with local taxi companies in the identification of suitable locations for the provision of taxi ranks.

The establishment of a taxi rank or hackney base will not be permitted where it is likely to interfere with traffic flows or parking. Satisfactory off-street parking should be provided for hackneys when the vehicles are not in use. Planning assessments will address issues of location, pedestrian safety, traffic congestion, residential amenities and accessibility.

3.3.18 Telecommunication Antennae

Telecommunications antennae should be located so as to minimise any negative visual intrusion on the surrounding area, especially on landscapes or streetscapes of a sensitive nature. The preferred location for telecommunication antennae is in industrial estates or areas zoned for industry or in areas already developed for utilities.

The use of tall buildings or other existing structures is always preferable to the construction of an independent antennae support structure. Support structures should be kept to the minimum height consistent with effective operation and should be monopole (or poles) rather than latticed or square structure. Sharing of installations (antennae support structures) is encouraged as it will normally reduce the visual impact on the landscape or townscape. All applicants must satisfy the Local Authority that a reasonable effort to share the installations has been made. Where it is not possible to share a support structure the applicant should, where possible, share a site or site adjacently, so that antennae may be clustered.

As part of a planning application for antennae, operators are required to furnish a statement of compliance with the international Radiation Protection Association (IRPA) Guidelines or the equivalent European Pre-standard 50166-2 which has been conditioned by the licensing arrangements with the Department of Transport, Energy and Communications and to furnish evidence that an installation of the type proposed complies with the above guidelines.

3.4 Community Use Facilities

3.4.1 Schools

- A minimum size of 0.75 hectares of school land must be provided for each classroom unit for primary schools. Provision must be made within the site for adequate car parking, informal hardsurfaced play areas and areas for organised sport activities.
- Provision should be made in secondary schools for a range of organised sports facilities and for car parking at the rate of one space per classroom.

3.4.2 Crèches/Playschools

Crèches and playschools will only be permitted in residential areas when it can be proven that they will not cause hazard due to traffic congestion or adversely affect the amenity of adjoining residences.

Applications for crèches and playschools within a new or existing place of work or in proximity thereof, such as in an industrial estate, will be favourably considered. Applications for such proposals in terraced or semi-detached houses shall not generally be acceptable. Such developments in detached houses with adequate private and secure open space, on-site parking and suitable screening from neighbouring properties may be acceptable.

All applications for crèches or pre-school facilities shall be required to comply with the Child Care Act and the Child Care (Pre-School Services) Regulations, 1996. In general, for sessional services and drop-in centres, a floor area of 2 metre sq. per child is required. For full day care, a floor area of 3 metre sq. per child is recommended.

Applications for crèches and playschools should include the following information as part of any planning application:

- ❖ Details of the proposed opening times.
- ❖ Proposed number and age range of children.
- ❖ Proposed number of staff.
- ❖ Internal floor area devoted to use, excluding areas such as kitchens, toilets, sleeping and other ancillary areas.
- ❖ Details of external play areas.
- ❖ Car parking arrangements, for both parents and staff members.

The planning authority may impose a temporary permission of between 1 - 5 years to assess the impact of crèche and playschool developments on their surroundings.

The Council will ensure that adequate childcare facilities are provided in residential, town centre, large retail and employment developments in accordance with the "Childcare Facilities – Guidelines for Planning Authorities", Department of the Environment & Local Government.

3.4.3 Care facilities

A change of use from residential to a care facility to care for more than six persons with an intellectual or physical disability will require planning permission and will be dealt with sympathetically with consideration for factors such as accessibility, traffic, safety and proximity to community and shopping facilities. Single storey detached houses with adequate private and secure open space and on-site parking are generally acceptable for such uses.

3.4.4 Nursing Homes

Permission for change of use of a residential dwelling to nursing home shall only be granted in cases where such a use would not be seriously injurious to the amenities of adjoining dwellings and where the building can be adapted to a satisfactory level of accommodation.

Nursing homes shall comply with the standards laid down in the Statutory Instrument No. 317 of 1985, "*Homes for Incapacitated Persons Regulations 1985*".

3.5 Parking / Loading Access and Circulation

3.5.1 Road Standards and Circulation

In general, a minimum road width of 6 metres will be required on all residential streets, with a footpath of 1.5 metres minimum width on each side.

Link Roads are roads which link residential neighbourhoods and other land uses within the town and provide important links from one radial route to another (See Chapter 2.1 - Transportation and Urban Structure). On Link Roads the minimum carriage-way width should be 7 metres with two 2 metre footpaths. Bus lay-bys are required at suitable intervals and may be provided within verge delineations.

Road layout should make allowance for the requirements of service and emergency vehicles. These will require access to pedestrianised streets, and will require sufficient room to turn in cul-de-sacs.

3.5.2 Entrances

Vehicle entrances and exits must be designed to avoid hazard to pedestrians and passing traffic. Where a new entrance onto a public road is proposed, the local authority must consider traffic conditions and available sight lines. Generally, no more than two vehicular entrances will be permitted to any commercial or industrial property, each not exceeding 7.5 metres in overall width. The pavement shall be dished and reinforced. The widening of a means of access to a public road requires planning permission where the road is more than 4 metres in width.

3.5.3 Car Parking Requirements, Layout and Design

Requirements for numbers of car parking spaces are set out in Table 3.5.(ii) . In dealing with planning applications for change of use or for replacement buildings, an allowance will be given for the former site use in calculating the car parking requirements generated by new development as extra.

Where the provision of on-site parking is not possible: the local authority will require a financial contribution towards the provision of car parking elsewhere by the Authority in accordance with Section 26(2) of the Local Government (Planning and Development) Act 1963.

The basic dimensions required for the layout of car parking areas are as follows:-

Table 3.5.(i)

<u>DESCRIPTION</u>	<u>WIDTH</u>
Minimum size of parking bay	5.0m x 2.5m
A minimum width of aisle for 90 degree parking	6.1m
A minimum width of aisle for 60 degree parking	4.9m
A minimum width of aisle for 45 degree parking	3.6m
A minimum width of aisle for less than 45 degree parking and for parallel parking	3.6m

A minimum width of aisle for less than 45 degree parking and for parallel parking. The Local Authority will encourage the joint use of parking spaces through grouped and dual use parking provision where peak demands do not coincide.

Within the town centre the Local Authority may adopt a flexible approach to the requirement to provide car parking spaces, where a proposed development would be considered to provide a particularly desirable use (cultural or service use) which would enhance the attractiveness of the town. Each case will be considered on its merits subject to an overriding aim to achieve the zoning objective for the area. As a condition of any permission however, the local authority may require a financial contribution towards the cost of providing public car parking accommodation in the locality.

3.5.4 Loading Bays and Service Vehicles

In addition to the general car parking standards required, service parking space will be required for vehicles necessarily involved in the operation of business in such activities as the delivery and collection of goods, the carrying out of repair and maintenance services. Each new premises proposed for office, commercial or industrial use must include within the curtilage of the building one or more loading bays of an adequate size to cater for its specific needs and the requirements of the type of vehicle serving the premises.

3.5.5 Design and Layout

Parking and service spaces must be located on site so as to prevent street obstruction and should be located where possible to the rear and side of buildings and in such a manner to ensure minimal injury to the amenity of adjoining premises. Where parking is allowed in sight of the general public, adequate screening or landscaping must be provided to reduce the impact of parked cars.

Table 3.5. (ii)

Carparking Standards

Development	Central Areas	Other Areas
Dwelling	1 for 3 bed, 2 for 4 bed	1 for 3 bed, 2 for 4 bed
Apartment/Flat	0.75 space per bedroom	0.75 space per bedroom
Guest House/ B&B	1 space per bedroom plus one space	1 space per bedroom plus one space
Hotel (excluding public areas)	2 spaces per bedroom	1-2 spaces per bedroom
Hostel	1 space per 60sq m dormitory	1 space per 40sq m dormitory
Caravan/Camping Site	1 space per pitch	1 space per pitch
Shopping: Retail Floorspace	1 space per 30-50sq m	1 space per 10-30sq m
Factory Retail Floorspace		1 space per 40sq m
Offices: Gross Floorspace	1 space per 50sq m	1 space per 50sq m
Banks: Gross Floorspace	1 space per 50sq m	1 space per 50sq m
Surgeries	3-4 spaces per consultants room	3-4 spaces per consultants room
Public Houses Public Area	1 space per 25sq m	1 space per 25m
Restaurants	1 space per 50sq m	1 space per 10 -20sq m
Dance Halls Public Area	1 space per 25sq m	1 space per 5-10sq m
Cinemas, Theatres, Stadia	1 space 3-10 seats	1 space 3-10 seats
Churches / Church Hall	1 space 3-20 seats	1 space 3-20 seats
Hospitals / Nursing homes	1 space per 1-2 beds	1 space per 1-2 beds
Man. Ind./ Light Ind.: Gross Floorspace	1 space per 50-80sq m	1 space per 50-80sq m
Showrooms: Gross Floorspace	1 space per 50sq m	1 space per 50sq m
Warehouses Gross Floorspace	1 space per 100-200 sq m	1 space per 100-200sq m
Amuse./ Entertain.: Gross Floorspace	1 space per 50sq m	1 space per 30sq m
Conference Centres: Public Areas	1 space per 50sq m	1 space per 20-25sq m
Garages	1 space per 50sq m	1 space per 30sq m
Sports Clubs, grounds	1 space per 15sq m & 6 spaces for each pitch, 2 for each court	1 space per 15sq m & 6 spaces for each pitch, 2 for each court
Library	1 space per 100sq m	1 space per 100sq m
Funeral Home	10 spaces	20 spaces
School	1 space per classroom	1.5 spaces per classroom
Swimming Pool	5 spaces per 100sq m	10 spaces per 100sq m
Golf Course/Pitch & Putt	4 spaces per hole	4 spaces per hole
Bowling Alley	2 spaces per lane	3 spaces per lane
Creche/ Playschool/ Nurseries	One per four children plus one per employee	One per four children plus one per employee

3.5.6 Multi-Storey Car Parks

All planning applications for multi-storey car parks must be accompanied by a report, containing recent quantitative data which illustrates the need for parking spaces in the area proposed. The report should contain an assessment of this data by a competent traffic consultant on the likely impact the car park will have on parking and traffic, both vehicular and pedestrian, in the area and on the town in general.

3.5.7 Cycle Facilities

Cycle facilities shall be provided in conjunction with any new development proposals. Stands should be in a secure location and should be conveniently located to the main entrance of the development or to employee entrances. The number of stands required will be one quarter of the number of car spaces required for the development, subject to a minimum of one stand. For national primary schools, it is recommended that a cycle space be provided for one in five pupils. For secondary schools, it is recommended that a cycle space be provided for one in four pupils and for third level institutions and colleges, it is recommended that cycle spaces be provided for one in three students.

Where stands cannot be provided on-site, a contribution will be required towards the provision of public cycle stands at a rate of £100 per cycle unit.

3.5.8 Access for the Disabled

Reasonable provision shall be made for parking facilities for the disabled. Special car parking bays for the disabled shall be provided as close as possible to the entrance of premises to be served. Each car-parking bay shall have a minimum size of 5.0m by 3.3m. Where two bays for the disabled are provided side by side, the extra space of 0.9 width might be shared by two bays. Each disabled parking bay shall be clearly marked with the relevant international symbol.

3.5.9 Employers-Commuter Plans

Where an industrial development proposes to create more than 175 jobs, consideration should be given to the limitation of traffic generation. Planning permission may be granted subject to an agreement setting out measures to reduce dependency on private cars, such as car-pooling/ride-share initiatives, charges for parking, staggered working hours, flexi-time and measures to promote the use of public transport, cycling and walking.

3.6 Development Charges

3.6.1 Contributions/Levies

As condition of the granting of planning permission, development contributions will be required relating to the cost of providing the relevant services and utilities, under Section 26(2) of the Local Government (Planning and Development) Act 1963. These services include roads, footpaths, open space, community facilities, car parking, sanitary services and water supply.

A number of developments may be exempt from contributions. These may include community, sporting and social facilities (including churches, schools and community halls). Extensions to dwellings and renovation works to listed buildings may also be exempt. Exemptions may also be granted for redevelopment works resulting in "*Living Over The Business*" schemes, and for residential development within areas identified as urban renewal areas.

The Planning Authority reserves the right to alter the amount of contributions required when it sees fit. Details of contributions required by the Corporation or County Council can be obtained by contacting the planning section of the relevant local authority. The local authority may set a time limit within which contributions must be paid and they may allow payment to be made in instalments where appropriate.

3.6.2 Bonds

To ensure that developments undertaken by private developers are satisfactorily completed the Local Authority will impose as a condition of the planning permission that a security bond be lodged with them. This is permitted under the Local Government (Planning and Development) Act 1963, Section 26(2)(e). This bond is to ensure that all roads, footpaths, open spaces, lighting and other services within a development be completed to an acceptable standard. The amount of the security bond required will be 25% of the estimated cost of the development works and this bond shall remain in place until all prescribed works are satisfactorily completed or until the development has been taken in charge by the Local Authority.

If it is proposed to have the estate taken in charge by the Local Authority, it shall be necessary to have the ownership of all areas of public open space, roadways, and services within the development legally transferred and registered to the Local Authority.

3.7 Design Considerations

3.7.1 Design Guidance

It is the intention of the Local Authority to produce design briefs for key sites within the town and environs.

3.7.2 Action Area Plans

The Planning Authority will produce an Action Area Plan for the areas of land which are zoned R1 and are not developed or serviceable at present. However when Phase III of Enniscorthy Main Drainage Scheme is realised these lands will be open for development. The Action Area Plan sets out the broad design and the land use parameters for the future development of these Areas. The plan will also address the urban design issues including the visual impact of development in the area.

Other Action Area Plans may be produced during the plan period in order to provide an urban design/architectural framework for the development of a specific area.

APPENDIX 1

Record of Protected Structures

Organisation of this List:

Grade in importance in national context..

1. = simple description of building.

2. = Important architectural features.

N = National interest

R = Regional Interest

L = Local Interest

Market Square

E001 1798 Memorial (Grade R)

1. Bronze statue on plinth.
2. Central focus for the square.

E002 No 1. 'Culleton Insurance (Grade L)

1. Early-19th century house.
2. Three-bay, three-storey, early-19th century building, rendered and painted with hipped roof, important in turning the corner into Slaney Street.

E003 No 2. 'Ger Carty' (Grade L)

1. Well-detailed mid-19th century facade.
2. Three-bay, three-storey building dating from the early 19th century and refaced in the mid-19th century with raised coigns, parapet and large panes in sash windows. Painted rendering with strong lettering.

E004 No 4. 'Jennings' (Grade L)

1. Early-19th century house with later refronting.
2. Late-19th century refronting of a two-bay, three-storey, early-19th century house with wide windows, parapet and cornice.

E005 No 9. 'Godfrey' (Shopfront, Grade R)

1. Early-19th century house and important shopfront.
2. Three-bay, three-storey house with datestone 1837, cement rendered, sash windows and wide eaves. Shopfront, probably original, with arches, brackets and marbled lettering.

E006 No 10. 'Cindy's (Grade L)

1. An early-19th century house.
2. Good example of a two-bay, three-storey, early-19th century house with painted rendering and wide eaves to roof.

Now occupied by Fat Boyz

West side

E007 'Jewellery Centre' see under Main Street.

E008 County Council & Urban District Offices (East & South facades, Grade L)

1. Circa 1900, three-storey, former Technical Institute.
2. Focal point for West side of the square. Granite doorcase, walls lined and rendered.

South side

E009 No 15. 'Abracababra' (Upper facade and shopfront, Grade R)

1. House of 1840 with important shopfront.
2. Three-bay, three-storey building of 1840, with two bays on Rafter Street. Walls painted and rendered. Original shopfront with granite piers and arches.

E010 Nos 17 and 18 'Irish Permanent' (North façade, Grade R)

1. Ornate, Italianate bank building.
2. Late-19th century bank with Italianate facade in limestone ashlar, ionic ground floor and balustrade.

E011 No 19. 'Murt Walsh' (Grade R)

1. Early-19th century facade and original shopfront.
2. Two-bay, three-storey building, dated 1844, with lined cement rendering, Georgian glazing-bars in windows and arched ground floor with granite piers.

Now occupied by 'Bredas'

E012 No 20. 'W.K. Stamp' (Upper facade and shopfront, Grade R)

1. Early-19th century facade and original shopfront.
2. Early-19th century, two-bay, three-storey house with lined rendering and arched ground floor shopfront with granite piers and excellent lettering.

Main Street

E007 No 1 'Jewellery Centre' (Upper facade, Grade L)

1. Early-19th century house which turns the corner from the Square.
2. Three-bay, four-storey, early-19th century house with painted rendering.

E013 No 2 'Kavanagh' (Grade L)

1. Two early-19th century houses.
2. Two houses, The first of two bays and four storeys and the second of two bays and three storeys. Both early 19th century and rendered.

E014 No 4. 'Eric Barron' (Grade L)

- 1 House of 1801.
2. Two-bay, three-storey house with rendered walls and wide window frames to sash windows. Dated 1801.

E015 No 5 'Nolan Fashions' (Grade R)

1. House of circa 1800 with original windows.
 2. House of circa 1800 , of four bays and three storeys with an extra two bays. Rendered walls and windows with original glazing bars and some original glass.
- Now occupied by 'Carpet Centre' and 'Billy Doyles'*

E016 No 6. 'Elegance' (Shopfront, Grade R)

1. House of circa 1800 with original, ionic shopfront.
2. Two-bay, three-storey house with ionic shopfront, original door with rectangular, leaded light.

E017 No 8 'Glamour' (Shopfront, Grade R)

1. House of circa 1800 with original glazing. shopfront
 2. Three-bay, three-storey house with painted, lined and rendered walls, wide eaves to roof. Georgian glazing in windows. Simple shopfront.
- Now occupied by 'Flair'*

E018 No 12 'P.Reid' (Upper facade and shopfront, Grade R)

1. House of circa 1800 and ionic shopfront.
2. Four-bay, three-storey house with carriage arch, rendered walls, architraves to windows, wide eaves, sash windows with georgian glazing, important ionic shopfront.

E019 No 15-16 (Grade L)

1. House of 1793.
2. A six-bay, three-storey house now divided up. Dated 'J.Sparrow 1793'

North side

E020 No 20 (Shopfront, upper facade and doorcase, Grade N)

1. Large, early-19th century house with original shopfront 'Billy Doyle'.
- 2 Large house of circa 1820 with facade of five bays and three storeys, lined, rendered and painted with georgian glazing bars in sash windows. poppy-head gothic doorcase and similar shopfront 'Billy Doyle'.

E021 No 21. (Grade L)

1. Late-19th century gothic-revival house.
2. Late-19th century house with gothic-revival enrichments including an oriel window and pointed doorcase.

E022 No 27. Murphy Flood Hotel (Grade L)

1. Mid-19th century house.
2. Four-bay, three-storey house with cornice and blocking course, painted rendering.

E023 No.28. Annex to Murphy Flood Hotel (Grade L)

1. Three-bay, three-storey annex.
2. Three-bay, three-storey house, now part of the hotel. Ionic doorcase, windows with sashes and georgian glazing.

Cathedral Street

E024 St. Aidan's Catholic Cathedral (Grade I)

1. Cathedral church by A.W.N. Pugin
2. Important early gothic-revival church designed 1843-46, with tower and spire of 1850. Interior of interest.

E025 Bishop's Palace (North, South and East elevations, Grade R)

1. Mid-19th century gothic revival house
2. Castellated, U-plan house with rendered walls and mullioned windows.

Weafer Street

E026 No 1. First Active formerly First National Building Society. (Upper Façade, Grade R)

1. House dated 1845.
2. Three-bay, three-storey house with painted, lined and rendered walls, georgian glazing in sash windows. Dated W.A.S. 1845.

E027 No 12 (Grade L)

1. Early-19th century house.
2. Two-bay, three-storey house with doric doorcase.

Rafter Street

E028 No 3 'B.Stafford' (Grade L)

1. Three-storey house of circa 1820.
2. Two-bay, three-storey house with lined and rendered walls and wide eaves.

E029 No 9 'Peter Smyth' (Grade L)

1. Three-storey house of circa 1820
2. Three-bay, three-storey house with painted, lined and rendered walls, late-19th century sash windows.

E030 No 10 'T.Sheehan' (Grade L)

1. House of circa 1820 with later plaster decoration.
2. Three-bay, three-storey house of circa 1820 with later plaster decoration on the facade, well painted. gable wall with slate hanging.

E031 Rere of 'T.Sheehan' (Grade L)

1. Mid-19th century warehouse.
2. Warehouse of stone with brick dressings.

Occupied by Smyths Hardware

E032 No 11. 'Karen's Kitchen' (Grade L)

1. Early-19th century house
2. Three-bay, three-storey house with wide eaves, sash windows with georgian glazing bars.

Now occupied by 'The Cozy Kitchen'

E033 No 12. 'Paris Cafe' (Grade L)

1. house of circa 1820.
2. Three-bay, three-storey house with wide eaves.

Now occupied by 'Cloze & Shooz'

East side from North end

E034 No 15. See under 15 Market Square.

Burke O'Learys

E035 No 16. (Grade L)

1. House of 1840.
2. Two-bay, three-storey house with wide eaves, lined and rendered walls and sash windows with large panes - dated R.D. 1840.

Burke O'Learys

E036 No 17. (Grade L)

1. House of 1840.
2. Two-bay, three-storey house with wide eaves, lined and rendered walls and sash windows with large panes - dated W.P. 1840.

Burke O'Learys

E037 No 18. (Grade L)

1. House of 1857.
2. Two-bay, three-storey house with rendered facade dated P.M. 1857.
'Baked Potato'

E038 No 19. (Grade L)

1. House of 1858.
2. Two-bay, three-storey house with rendered facade, sash windows and large panes - dated M.B. 1858.
'Delaneys'

E039 No 20. (Grade L)

1. Mid-19th century house.
2. Two-bay, three-storey house similar to in proportion to No 19.
'Sport'n'Style'

Court Street

E040 No 2. 'The Bookshop'. (Upper facade, Grade R)

1. Early-19th century, brick house.
2. Three-bay, three-storey, red brick house with sash windows and georgian glazing bars.

E041 No 3. 'Englises Stores' (Upper facade and shopfront, Grade R)

1. Early-19th century house.
2. Three-bay, three-storey house with arched, granite shopfront.

E042 No 4. (Upper facade and shopfront, Grade R)

1. House of 1842.
2. Three-bay, four-storey house with lined and rendered facade and arched, granite ground floor. dated P.C.1842.
'Ensor O'Connor' Solicitors

E043 No 5. (Grade L)

1. Late-19th century house.
2. Three-bay, four-storey house with a carriage arch dated 1870.
'Cosgraves' Accountants

E044 No 6. 'T.J.Hayes' (Shopfront Grade R)

1. Mid-19th century house.
2. Four-bay, three-storey, red-brick house with large-paned, sash windows and granite ground floor.

E045 *Nos 7-9 'Hayes' (Grade L)*

1. Mid-19th century buildings.
2. Two-storey buildings, eight bays in all with a granite carriage arch.

E046 *Court House (Grade L)*

1. Early- 19th century Court House building.
2. Simple T-plan building.

E047 *No 23 'Mary Hanrahan' (Grade R)*

1. House of circa 1820.
2. Four-bay, two-storey house with rendered walls, raised coigns, wide eaves and original slates on the roof. 19th century shopfront with brackets.

Church Street

E048 *Church of Ireland Church (Grade R)*

1. First Fruits church.
2. Large, single-cell church built of granite ashlar, with West tower and spire of circa 1840.

E049 *Red brick house Solicitor's office (South Façade, Grade L)*

1. Red-brick house of 1896.
2. Fanciful, three-storey, red-brick house.

E050 *Church Institute. (East and South facades, Grade R)*

1. Red-brick public building on corner of Castle Street.
2. Two-storey, late-19th century building with a single-storey return on Church Street.

Castle Street

E051 *No 1 'Daniel Bolger' (Grade L)*

1. Three-bay, three-storey house.
2. Early-19th century house with rendered walls , later parapet and stringcourse.
Now 'Murt Walsh'

E052 *No 4. formerly 'P.J.Garahy' (Upper facade and shopfront, Grade L)*

1. Circa 1800 house. Simple shopfront 'Talking Point'.
2. House of six bays and three storeys with lined and rendered walls and georgian glazing bars in windows. Simple shopfront.

E053 *The Athenaeum' (West facade, Grade R)*

1. Public hall dated 1892.
2. Two-storey, arched, classical facade.

E054 *Nos 6-7 'Only Naturel' (Grade L)*

1. Four-bay, three-storey house
 2. Mid-19th century house with rendered walls.
- Now occupied by 'Castle Sports'*

E055 *No 8 former Bank of Ireland. (East facade, Grade R)*

1. Late-19th century bank building.
2. Imposing, four-bay, three-storey bank building of limestone ashlar.

E056 *No 9 'Wilson' (Grade R)*

1. Early-19th century house with ionic doorcase.
 2. Early-19th century, three-bay, four-storey house with an ionic doorcase and mid-19th century decorative plaster treatment of the facade.
- Interior of interest.
'Siopa Brog'

E057 *'Patrick Bourke' (Upper Facades, Grades R and L)*

1. Two houses: first of three bays and three storeys and second of four bays and two storeys. Shopfront.
2. Two early-19th century houses. Long shopfront with gilded lettering behind glass.
'Only Natural', 'Image' and phone shop

Castle Hill

E058 *No 1. 'Hughes' (East facade, Grade L)*

1. 18th century house.
 2. Three-bay, three-storey house with rendered and painted facade.
- Marked no. 2 on map*

E059 *No 2. (East facade, Grade L)*

1. Mid-18th century house.
 2. Three-bay, three-storey house.
- Marked no. 3 on map*

E060 *No 3 (East facade, Grade L)*

1. Mid-18th century house
 2. Four-bay, three-storey, mid-18th century house with a lined and rendered facade, shallow reveals to the windows, wide eaves to sprocketed roof and simple, square-headed doorcase.
- Marked no. 5 on map*

E061 *The Castle (Grade N)*

1. 16th century rebuilding of earlier structure making a semi-fortified house.
2. Semi-fortified house with cylindrical towers with later alterations of 1903.

Abbey Square

E062 *Friary (site of friary)*

1. Site.

E063 *Rafter Memorial*

Slaney Place

E064 *CDPL 43. Two-storey house . (East facade, Grade R)*

1. Early-19th century house. Interior of interest.
2. Five-bay, two-storey house dating from the mid-18th century remodelled and extended circa 1820. Rendered and painted walls, ionic doorcase and georgian glazing-bars in sash windows.

Occupied by Social Welfare Office

E065 *Allied Irish Bank (West and North facades, Grade R)*

1. Red sandstone bank building.
2. Early-20th century bank building in red sandstone.

E066 *'Cotton Tree' (Upper facade, Grade L)*

1. Mid-18th century house
2. House of five bays and three storeys with painted, lined rendering and georgian glazing bars in sash windows.

Now owned by 'Holohans'

E067 *No 14. (Upper Facade, Grade R)*

1. Late-18th century house.
2. Five-bay, three-storey house with rendered walls and a parapet. Very good reproduction shopfronts with brackets.

Slaney Street

E068 *No 21 'McDonald' (Grade R)*

1. Late-18th century house and shopfront.
2. Two-bay, three-storey house with arched shopfront, two fanlights and original glazing on shopfront.

Mary Street

E069 *'P.J.Kenny and Son' (Upper facades and southern shopfront, Grade L)*

1. Two houses dated 1790.
2. Two, two-bay, three-storey, red brick houses with georgian glazing bars in sash windows .- dated J.S. 1790.

E070 *Next House, (Grade L)*

1. Late-18th century house.
2. Five-bay, two-storey house with rough-cast facade.

Island Street

E071 *Minch Norton mill buildings to South of Barrack Street (Grade R)*

1. Early-19th century mill buildings.
2. Very fine, early-19th century mill buildings of stone with brick dressings.

E072 *Minch Norton mill buildings to North of Barrack Street, (Grade R)*

1. Early-19th century mill buildings.
2. Very fine mill buildings of stone with brick dressings.

E073 *St. Senan's Bridge, (Grade N)*

1. Mid-18th century bridge.
2. Mid-18th century bridge of five arches with cutwaters.

Mill Park Road

E074 *Bank of Ireland (North and West facades, Grade R)*

1. Circa 1850 bank building.
2. Italianate, three-storey, red-brick building with granite dressings.

E075 *Post Office (North and East facades, Grade R)*

1. Circa 1900 Post Office.
2. Red brick, Board of Works design of circa 1900

E076 *Methodist Presbyterian Church (Grade R).*

1. Church of circa 1850
2. Single-cell church with pedimented, granite facade, classical details and octagonal tower.

E077 *Mill Park House. (South and East facades, Grade L)*

1. Early-19th century house.
2. Three-bay, two-storey house with rendered walls and wide eaves.

E078 *St. John's Terrace (Grade L)*

1. Late-19th century terrace.
2. Seven houses with rendered walls and red-brick dressings.

E079 *Pair of late-18th century houses (East facades, Grade R)*

1. Pair of two-storey, late-18th century houses.
2. Rendered, three-bay, two-storey, semi-detached houses.

E080 *C.B.S. School 1860. East facade, Grade R)*

1. School building.
2. Mid-19th century gothic revival building.

E081 *C.B.S. House. (East and South facade, Grade L)*

1. Monastic building.
2. Monastic building.

Friary Hill

E082 *'G and H.Lett and Co' , warehouse.(North-East, North-West, South-West elevations, Grade R)*

1. Warehouse.
2. Four-bay, five-storey, early-19th century warehouse of local stone with brick dressings.

Lane to South

E083 *Mill buildings (Grade L)*

1. Two warehouses and a chimney-stack.
2. First warehouse is mid-19th century built of stone. Second warehouse is early 129th century, also stone with later rendering.
Brick stack with granite cornice.

Salthouse Lane

E084 *'Millhouse Bar' (Grade L)*

1. Stone warehouses.
2. Two stone warehouses of different dates.

West Quay

E085 *Former Cornmarket 'Abbey Hardware & 'Carpet Centre' Northern building,(Grade L)*

1. Pair of warehouses.
2. Two warehouses of two storeys each, of stone with brick dressings.

Abbey Quay

E086 *All boundary walls at Gas Works site.*

1. Stone walls.

Lane between Promenade and Mill Park Road

E087 *'H.Murphy'. Warehouse. (North, East and West elevations, Grade R)*

1. Warehouse of circa 1800.
2. Five-bay, three-storey warehouse of stone with brick dressings, original iron bars in windows and tie bars.

E088 *Hospital (Grade R)*

1. Union Workhouse of 1842
 2. Very complete survival of the standard Union Workhouse complex.
- St. John's Hospital*

Templeshannon

E089 *No 5, 'The Tavern' (Shopfront i.e. fascia board and pilasters, Grade R)*

1. Early- 19th century house and shopfront.
2. Three-bay, three-storey house with rendered walls and architraves to windows. 19th century shopfront.

No. 6 on map

E090 *'The Old House' formerly 'Joseph Newe' (Shopfront excluding modern window fittings)*

1. Early-19th century house and shopfront.
2. Three-bay, three-storey facade and very good 19th century shopfront.

No. 7 on map

E091 *No 7 (East facade, Grade R)*

1. House of circa 1835.
 2. Four-bay, three-storey house with painted rendering, raised coigns, architraves to windows, bracketed eaves and original door.
- Interior of interest.

No. 8 on map

E092 *House on corner, formerly P.J.Kavanagh' (Upper facade South and East, Grade L)*

1. house of circa 1810
2. Four-bay, three-storey house with rendered walls to Templeshannon and two bays to side street.

Ground floor occupied by off licence 'Next Door'

E093 No 15. (Grade L)

1. House of circa 1810
2. Four-bay, three-storey house with rendered walls.
'Toss Kavanagh'

E094 'Railway Stores' (Grade L)

1. Shopfront of circa 1900 with channelled lettering.

E095 *Templeshannon Church*

1. Ruins of church, well and arched gate.
2. Shell of a late-medieval church.

E096 *House (Grade L)*

1. Mid-18th century house
2. Four-bay, two-storey house with rendered walls and stepped cornice.

E097 *Templeshannon House (West facade, Grade L)*

1. Mid-18th century house.
2. Large, three-bay, two-storey house with attic dormers and round-headed doorcase.

E098 *House on the corner of street up hill (Grade L)*

1. House of circa 1820
2. House with curved facade of seven bays and three storeys, painted rough-cast sash windows with georgian panes - simple shopfront.

E099 *No 23. Seven-bay house over 'Male Focus' (Upper facade, Grade L)*

1. Curved facade
2. House of seven bays and three storeys, rendered walls, georgian glazing in sash windows and doric doorcase.

E100 *No 25. 'Patrick Furlong' (Grade L)*

1. Late-18th century house
2. House of three bays and three storeys with georgian glazing remaining on top floor.

E101 *'Dempsey' (Shopfront Grade N, Upper facade Grade L)*

1. Late-18th century house with important shopfront.
2. Three-bay, three-storey house with rough-cast walls and georgian glazing in windows.
Very important doric shopfront.
Ground floor occupied by 'Afrocorthy'

Shannon Quay

E102 18th century house (Grade L)

1. Five-bay, three-storey house
2. House with rendered walls and doric doorcase.

E103 'Greene's Warehouse' (West, North and South facades, Grade L)

1. Warehouse of 1884.
2. Stone warehouse dated J.F.Yates 1884.

E104 Friends Meeting House (Grade R)

1. Early-19th century meeting house.
2. Rendered walls with raised coigns, round-headed windows and churchwarden glazing.

Station yard

E105 'Donohoe' warehouse, (Grade R)

1. 19th century warehouse
2. Four-storey, stone warehouse with brick dressings.

E106 Station (Grade L)

1. Station and engine/goods shed.
2. The station is a small, three-bay, two-storey station house. The engine/goods shed is a handsome, stone building.

Duffry Gate

E107 Duffry Gate (site of gate)

Protected Structures in Enniscorthy Environs

Old Church Road

E108 Former Alms Houses (West facades, excluding modern windows, Grade R)

1. An E-plan range of three houses.
2. An unusual design of alms houses; of two storeys originally all with rendered walls, wide eaves, drip labels and pointed, gothic glazing in the windows.

E109 Old Rectory (North-West, South-West and North-East facades, Grade R)

1. Mid-18th century house.
2. Palladian house of two storeys with pedimented, tripartite doorcase and venetian window over, rendered and painted walls.

E110 Clonhasten House (North and West facades, Grade L)

1. Mid-19th century, gothic revival house.
2. L-plan, two-storey house with rendered walls, bow windows, pierced bargeboarding and high-pitched roof.

Vinegar Hill

E111 Windmill Tower (National Monument No 392, Grade N)

APPENDIX 2

Map 1: Zoning

Map 2: Objectives within the development Boundary (outside U.D.C. Boundary)

Map 3: Objectives within U.D.C Boundary

Map 4: Record of Protected Structures

APPENDIX 3

County Wexford

Housing Strategy

2001-2006

**Prepared in accordance with Part V of the Planning
& Development Act 2000**

**Wexford County Council
Enniscorthy Urban District Council
New Ross Urban District Council
Wexford Corporation**

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1. SOCIAL AND AFFORDABLE HOUSING

1.1 Background

Earlier development of this strategy has identified the expected need for Social and Affordable Housing over the life of the Development Plan 2001-2006. Tables 1.5.2 reveals the required numbers in this regard.

1.2 Government Policy

The main influences on present social housing policy are the “Plan for Social Housing”, announced by the Minister for the Environment in February, 1991. This was followed by “Social Housing – The Way Ahead” launched by the Government in May 1995 and further augmented by the Government publication “Action on Housing” introduced in June, 2000.

The specific policy objectives are as follows:

- To promote home ownership.
- To promote a more diverse and well managed rented sector.
- To ensure that households, who are not in a position to provide housing from their own resources have accommodation available to them at affordable prices.
- To promote the conservation and improvement of public and private housing.
- To reduce the extent and effects of social segregation.
- To enable a prompt and adequate response to accommodation needs of homeless people.
- To enable the provision of suitable housing and halting site accommodation for the Travelling community.

Specific initiatives are as follows:

- the local authority housing programme,
- the increased utilisation of partnerships with the voluntary sector,
- the promotion of the Shared Ownership Scheme,
- the provision of extensions and improvement works in lieu of housing
- the promotion of Tenant Purchase Schemes,
- Mortgage Allowance Scheme,
- Essential Repairs,
- House Purchase and Improvement Loans,
- Disabled Persons Grants.

Wexford County Council has adopted a Traveller Accommodation Programme and is preparing an Action Plan to provide a coherent response to homelessness. The Housing Management Policy Statement adopted by the Council in 1993 addressed many of the aforementioned policy objectives and also recognises the importance of tenant participation through properly structured estate management programmes.

1.3 Issues Considered In Preparing The Strategy

Regard has been had to the following:

- Existing demand for Social and Affordable Housing
- Projected demand for Social and Affordable Housing
- Local Authority Land Banks
- Multi-Annual Housing Programme (2000-2003)
- Voluntary Sector Initiatives
- Traveller Accommodation Programme (2000-2004)
- Needs of Special Interest Groups
- County Wexford Rural Development Strategy
- Wexford Local Authority Statutory Development Plans

1.4 Current Local Authority Housing Stock

The utilisation of the Wexford local authorities current housing stock is extremely high with void periods being kept to a minimum, due to necessary pre-tenancy repairs, or in exceptional cases, involving fire damage, etc.

The current rented housing stock in the County amounts to 2,893 units.

While the housing stock generally is of high quality, in some cases, low cost housing options pursued during the 1970's have necessitated the introduction of remedial works schemes, to bring houses up to modern day standards in the context of building control regulations, etc.

The expansion of this scheme is currently under examination. A further scheme of enhancement includes the provision of heating systems in dwellings provided for elderly people. Current convention suggests a movement away from open fire systems in units of this nature and this will be addressed by the Wexford authorities, with the installation of more convenient heating systems.

Maintenance programme initiatives which are in progress or planned by the Council include:-

- Annual Maintenance Works
- Pilot Improvement Works
- Joint Local Authorities/Tenant Housing Maintenance Scheme

The benefits of the above initiatives will result in improvements to the Council's housing stock and to customer service. These initiatives will be implemented across all housing stock within the timeframe of this Strategy.

The Council is committed to high quality design practices, including energy efficiency, with a view to building sustainable, self reliant communities within the framework of the Housing Strategy.

1.5 Assessment of Housing Need

In accordance with Section 9 of the Housing Act 1988, Wexford Local Authorities conducted an assessment of housing needs in March, 1999. The assessment indicated the gross need, taking into account all of the social housing options, including:-

- Shared Ownership Loans,
- the provision of private sites,
- house extensions
- improvement works in lieu of rehousing
- standard social housing.

In the context of a detailed examination of needs in each case, the gross need is then distributed across the various social housing options, resulting in a net need to be met by direct social housing provision. At that time, the need established was 1,392 persons.

For the purposes of this strategy, the Wexford housing authorities (including Enniscorthy and New Ross UDC's and Wexford Corporation) have compiled the data set out in Table 1.5.1, indicating a breakdown of households on the housing lists of the respective local authorities.

Table 1.5.1 Assessment of Housing Needs (1999)	
New Ross Urban	133
Enniscorthy Urban	223
Wexford Corporation	337
County Council	699
Total	1392

The Assessments Of Needs carried out in 1993, 1996 and 1999 indicates that the number of housing applicants have increased. The range of housing options provided in these years, including Local Authority Social Housing and voluntary housing, will have had a significant impact on the numbers seeking housing in the 1999 assessment. There are currently 2,201 housing applications being assessed as outlined in Table 1.5.2. Caution must be exercised in using these figures as an indicator of real demand due to the following factors:-

- (a) many applicants apply to a number of housing authorities,
- (b) rental subsidy applicants must be housing applicants.
- (c) all housing applicants are currently being assessed and it is evident that duplication exists with applicants applying to more than one authority.

Even taking account of these factors the trend is towards increased demand as more people find it more difficult to achieve home ownership. Experience has also shown that the pattern of local authority housing demand reflects societal change in general. The design and layout of particular housing projects will focus on:-

- (a) The needs of various categories,

- (b) The need for social integration,
- (c) The need for building sustainable communities.

While traditional family type housing (i.e. 3 bedroom houses) will continue to be a major component of the Social Housing Programme and notwithstanding the fact that smaller families may not always remain so, it is clear that there is an increasing demand for one and two bedroom accommodation. This poses design challenges and challenges in relation to social integration, which must be dealt with at the planning stage. Indeed the challenge for the future will be to develop and design schemes with a higher density, while facilitating an expanded range of options and integration of housing development.

Table 1.5.2 Housing Strategy – Categorisation Of Housing Applications Received @ 23/06/2001					
<u>Area</u>	<u>Total</u>	<u>Earners</u>	<u>Non-Earners</u>	<u>Travellers</u>	<u>Homeless</u>
New Ross	210	31	163	15	1
Enniscorthy	227	42	130	53	2
Gorey	288	90	190	7	1
Wexford	262	44	192	22	4
Council Area Total	987	207	675	97	8
Urbans					
New Ross	400	59	290	49	2
Enniscorthy	235	58	161	16	0
Wexford Corporation	579	168	387	13	11
Urban Total	1214	285	838	78	13
Overall Total	2201	492	1513	175	21

1.6 Housing Land

In general terms the local authorities land banks are adequate to satisfy the requirements for the Multi-Annual Housing Programme (2000-2003). Table 1.6 indicates the total available land bank of circa. 238 acres, spread throughout County Wexford and varying from 1 acre to 26 acres in plot size.

A number of factors will influence the development of the land bank as shown, including the following:

- Where the Housing Authorities have larger parcels of land, e.g. in excess of 5 acres, it is imperative in the context of social integration that as many housing options as possible are pursued on such sites. In this context, the Wexford local authorities will seek to promote the provision of voluntary housing, affordable housing, Traveller accommodation, shared ownership housing and private site housing, in conjunction with and adjacent to social and private housing.
- There are areas where there are infrastructure constraints for developing the Land Bank. However, these deficiencies will be addressed as part of the Water Services Infrastructure Development Programme.
- The Council will continue to acquire land in strategic areas in accordance with the County Wexford Housing and Rural Development Strategies (Peter Bacon & Associates), and to deliver housing options for local people in their communities.

<i>LOCATION OF HOUSING LAND AT 01/01/2001</i>	
<i>Adamstown</i>	<i>3 Acres</i>
<i>Ballaghkeen</i>	<i>3 Acres</i>
<i>Boolavogue</i>	<i>7 Acres</i>
<i>Bridgetown</i>	<i>2 Acres</i>
<i>Bunclody</i>	<i>17 Acres</i>
<i>Campile</i>	<i>6.5 Acres</i>
<i>Castlebridge</i>	<i>12 Acres</i>
<i>Clonroche</i>	<i>6 Acres</i>
<i>Coolcotts</i>	<i>27 Acres</i>
<i>Crossabeg</i>	<i>3.5 Acres</i>
<i>Enniscorthy</i>	<i>42 Acres</i>
<i>Fethard</i>	<i>3.5 Acres</i>
<i>Gorey</i>	<i>42 Acres</i>
<i>Monamolin</i>	<i>1.5 Acres</i>
<i>New Ross</i>	<i>37 Acres</i>
<i>Park</i>	<i>7 Acres</i>
<i>Rosslare Strand</i>	<i>11 Acres</i>
<i>Taylorstown</i>	<i>7 Acres</i>
Total	238 Acres

1.7 Multi-annual Housing/Construction/Acquisition Programme

The National Development Plan (2000-2006) provides £6 billion for social and affordable housing over the period of the Plan. A key objective of the National Development Plan is to increase the provision of Social Housing. In response to this objective, the Department of the Environment and Local Government introduced for the first time the concept of multi-annual programming in order to deliver an additional 35,000 units nationally over the period of the plan.

Wexford County Council and the urban authorities in County Wexford have been allocated 970 housing starts for their multi-annual housing programmes over the period 2000-2003. For the purposes of this strategy, it is assumed that similar levels of construction, (i.e. 238 per annum) will be funded by the Department of the Environment & Local Government post 2003 and up to 2006.

It is open to local authorities to front load the provision of housing during the early years of the programme if the necessary land bank is available, the necessary design and planning procedures are put in place, and the capacity exists within the construction sector locally to take up the demand. For its part, Wexford County Council will have accelerated its construction programme by circa. 25% by the end of 2001.

As part of the Multi-Annual Programme, it is open to local authorities to purchase up to 25% of its allocated housing starts. This is particularly relevant to the larger urban areas where land availability is critical and to instances in which there are severe constraints within the construction sector to take up the demand from the Local Government sector.

Estimated Housing Yield from Local Authority Activity (2000-2006)					
<i>Year</i>	<i>Social Housing</i>	<i>Casual Vacancies</i>	<i>Subsidised Sites</i>	<i>Affordable Housing</i>	<i>Total</i>
<i>2000</i>	<i>145</i>	<i>72</i>	<i>-</i>	<i>-</i>	<i>217</i>
<i>2001</i>	<i>140</i>	<i>72</i>	<i>53</i>	<i>77</i>	<i>342</i>
<i>2002</i>	<i>210</i>	<i>72</i>	<i>50</i>	<i>106</i>	<i>438</i>
<i>2003</i>	<i>212</i>	<i>72</i>	<i>20</i>	<i>75</i>	<i>379</i>
<i>2004</i>	<i>238</i>	<i>92</i>	<i>20</i>	<i>75</i>	<i>425</i>
<i>2005</i>	<i>238</i>	<i>92</i>	<i>20</i>	<i>50</i>	<i>400</i>
<i>2006</i>	<i>238</i>	<i>92</i>	<i>20</i>	<i>50</i>	<i>400</i>

1.8 Affordable Housing & Subsidised Sites

In June 2000, Wexford County Council set up an 'Affordable Housing Unit' within the Housing Section. The purpose of this unit is to promote the concept of self help through the provision of advice and information, and to facilitate the provision of low cost housing and sites to people with incomes below a specified figure. It is intended to integrate the provision of Affordable Housing and subsidised sites into the Social Housing Programme.

Particular emphasis is being attached to the promotion of the 'Mortgage Allowance Scheme' under which local authority tenants and tenants of voluntary housing bodies can avail of up to £9,000 if they surrender their existing dwelling.

Currently there are 393 applicants seeking affordable housing from Wexford County Council and the urban authorities. It is intended to deliver 612 units of accommodation in the period 2000-2006 through the provision of Affordable housing and subsidised sites.

Table 1.8 outlines the location and number of affordable houses and subsidised sites which the local authorities are currently planning to provide.

Table 1.8 Affordable Housing & Subsidised Sites Proposals 2000-2001			
<u>Location Of Affordable Housing</u>	<u>No. Of Houses</u>	<u>Subsidised Sites</u>	<u>No.</u>
<u>Enniscorthy U.D.C.</u>		Castlebridge	6
Ross Road	32	Taghmon	8
Paddocks	6	Clonroche	6
		New Ross	6
<u>New Ross U.D.C.</u>		Bunclody	10
Morrisseysland	36	Enniscorthy	6
		Gorey	6
<u>Wexford County Council</u>		Rosslare Strand	6
Rosslare Harbour	19		
Castlebridge	26		
Gorey	64		
<u>Wexford Corporation (allocated)</u>	-		29
Total	183	Total	83

1.9 Role of Voluntary Housing Associations

Local authorities also encourage tenants who are living in accommodation which now exceeds their needs to move to smaller scale accommodation with the resulting vacancies being allocated to larger families, etc. Based on trends over the last 3 years, it is assumed that casual vacancies will continue to occur at approx. the rate of 45 per annum.

The voluntary housing sector has been playing an important role in the provision of social housing accommodation in recent years. It's role is significant both in the term of output and improving the status and perception of social housing generally.

Table 1.9 indicates the current involvement of the voluntary sector in providing accommodation in County Wexford. It is the intention of the Wexford authorities to further involve the voluntary sector, particularly on larger sites and specifically in the provision of Traveller accommodation, in future years of the Multi-Annual Programmes. It is also desirable that the role of the voluntary sector could be expanded in relation to the delivery of affordable and social housing units on lands made available under Part Five of the Planning & Development Act, 2000.

TABLE 1.9 CURRENT INVOLVEMENT OF THE VOLUNTARY SECTOR				
<i>Name of Association</i>	<i>No. of units Completed at June 2001</i>		<i>No. of units in Planning / Construction at June 2001.</i>	
	<i>Rental Subsidy</i>	<i>Capital Assistance</i>	<i>Rental Subsidy</i>	<i>Capital Assistance</i>
<i>Respond</i>	128	18	14	-
<i>Enniscorthy Community Housing Ltd.</i>	-	27	-	-
<i>St. Pancras</i>	12	-	114	-
<i>St. Vincent De Paul</i>	-	2	20	6
<i>Enniscorthy Community Workshop</i>	-	6	-	18
<i>Tagoat</i>	-	10	10	-
<i>Grantstown</i>	-	13	-	11
<i>Irish Assoc for Autism</i>	-	9	-	-
<i>Wexford Mental Health</i>	-	5	-	8
<i>Camphill</i>	-	23	-	-
<i>Others</i>	-	10	-	26
<i>Sub totals</i>	140	96	158	69
Totals	236		227	

The Council works in partnership with the voluntary housing sector to provide housing, in areas where there is demand, for low income families (**Rental Subsidy Scheme**) and for the elderly, homeless and physically/mentally challenged (**Capital Assistance Scheme**).

140 units of accommodation have been provided under the **Rental Subsidy Scheme** with another 158 units currently in planning and the **Capital Assistance Scheme** has provided 96 units of accommodation to date with 69 units in planning also.

The **National Development Plan** provides for an eight fold increase in output from the Sector and with more than 130 persons in need of sheltered accommodation currently living with their families or in institutional care the demand for housing in the Sector will continue.

The Councils strategy is to continue to develop linkages with the Voluntary Housing Sector and to assist it in meeting the housing needs of its clients.

1.10 Housing of Persons with Special Needs

In dealing with categories under this heading, one is for the most part referring to the Travelling community, homeless, the elderly, disabled and expatriates.

In recent years local authorities have been examining the needs of expatriates living abroad in poor circumstances. Suitable arrangements and accommodation will be provided to re-integrate those in need into their native communities.

Occasionally, circumstances may arise where special needs cases need to be considered in isolation and where purpose built housing is provided. The Council caters for people with special needs through direct provision of housing, facilitating the voluntary housing sector and through grant-aid for the elderly or for persons with disabilities requiring modifications to their homes.

The following is a brief summary of activity, with regard to the aforementioned groups:

1.10.1 Homeless Persons

The Housing Act, 1998 defines circumstances in which a person shall be regarded as being homeless.

These circumstances include victims of family violence, rough sleepers and homelessness due to emergencies such as fire & flood.

The government has recently adopted “Homelessness – An Integrated Strategy”. This Strategy recognises that homelessness is increasingly a symptom of social problems that cannot be addressed solely in a housing context. There is a need for a comprehensive approach involving shelter, health and welfare and support to re-integrate into local communities and to prevent them becoming homeless in the first place.

Under the auspice of the Social Housing Policy Committee a Homeless Forum has been established to prepare a Strategy for the County. The membership of the Forum includes representatives from local authorities, health board and voluntary organisations. The Action Plan to provide a coherent response to homelessness is currently being prepared and should be completed by early August, 2001. The assessment of the extent of homelessness in Wexford identified 100 individuals as being homeless in the County. The Homelessness Strategy will set out how all services for the homeless are to be provided and to identify in each case which particular body is to provide a particular service.

1.10.2 The Elderly

The Wexford Authorities have and will continue to provide accommodation specific to the needs of the elderly.

The provision of home services and other onsite facilities will assist the elderly in continuing to reside in their own homes. Such facilities become more sustainable and effective when accommodation for the elderly is clustered and within easy reach of town/village centres. This accommodation will include a mix of house types, the latter being suitable for the accommodation of a relative or carer in cases where applicants are elderly and incapable of living independently.

The design of new accommodation will incorporate facilities such as oil fired central heating and level access showers as required. The existing housing stock will also be adapted to improve facilities for elderly people.

1.10.3 Disabled Persons

The Council has met and will continue to address the housing needs of disabled persons who require house modifications.

The demand for this scheme is increasing annually - 76 applications in 1999, 110 in 2000, and 93 to date for 2001.

1.10.4 Traveller Accommodation

Wexford County Council adopted a Traveller Accommodation Programme for the period 2000 – 2004, to put in place the necessary procedures, measures, resources and facilities, which are required to successfully accommodate 249 Traveller families in a manner that will address all concerns relating to the provision of the accommodation.

The programme proposes the following accommodation :-

- The provision of 69 County Council and UDC houses,
- The provision of 94 houses in group housing schemes by the County Council and Urban District Councils.
- The accommodation of 62 families in permanent and temporary halting sites located in each Council Electoral Area,
- Provision has been allowed for 24 families to purchase houses either from their own resources or with the assistance of loans from Wexford County Council,
- The purchase of a number of single houses will also be considered by the Council to accommodate families with particular needs.

Wexford County Council will be responsible for the implementation of the Programme in the County area, including the New Ross and Enniscorthy Urban District Council areas.

Wexford Corporation will be responsible for the implementation of its own Traveller Accommodation Programme, which will involve co-ordination with Wexford Co. Council in relation to the accommodation of Traveller families.

1.11 Housing Loans

The Loans and Grants Section will continue to proactively assist potential purchasers to achieve home-ownership by promoting the loans schemes on offer, providing local information clinics and giving advice and facilitating the transition to home ownership.

The Council provides loans for the following purposes:

- Purchase of new houses.
- Purchase of second-hand houses.
- Construction of new houses.
- Improvements and extensions to houses.

There are a number of loan schemes as set out below which offer individual financial options to borrowers. These loan types are specially designed to enable as many people as possible to achieve home ownership, even in the current climate of high house prices.

The loan options are:

Small Dwellings Acquisition Act Loans (SDAA),
 Shared Ownership Loans,
 Tenant Purchase Loans
 Affordable Housing Loans.

The demand for loans is increasing as the following table illustrates and as the affordable housing schemes are constructed, demand for loans will be greater than in recent years.

Loan Type:	No. Recd Year 2000	No. Recd. To June 2001
SDAA	9	12
Shared Ownership	41	21
Tenant Purchase	26	13
Affordable Housing	22	0
Improvement Loans	10	5

1.12 Essential Repair Grants

The Essential Repair Grant Scheme provides for necessary repairs to the roofs, chimneys and walls of dwellings which are unfit for human habitation where the occupant(s) are aged 65 years and over.

The demand for Grant-Aid is increasing as illustrated hereunder:

Applications received 2000	27
Applications received 2001	34

The demand for grants will be related to the quality of the existing housing stock.

1.13 Co. Wexford Rural Development Strategy

In developing a Housing Strategy the various actions and initiatives outlined previously will act as a mechanism to achieve the objectives of the Rural Development Strategy. The maintenance of the role, vitality, character and setting of the County's small towns and villages is central to the Council's Rural Development Strategy. In support of the Council will:-

- Provide necessary physical and social infrastructure
- Promote the consolidation and enhancement of the character and identity of the towns and villages by upgrading amenities and facilities
- Promote these areas as foci for house building to meet local need.

- Work to revitalise and regenerate those areas which are stagnating so as to ensure that they continue to contribute to the social and economic wellbeing of their communities.

1.14 Considerations

There are a number of issues which must be considered in developing a Housing Strategy for Wexford:-

- As indicated in paragraph 1.6, in the context of the availability of housing land, there are 238 acres of housing land available for the delivery of the local authorities Social Housing Programme in County Wexford. However, demand patterns in rural areas may not match land availability.
- If this authority were to rely on the opportunity provided by Part Five of the Planning and Development Act 2000 for the delivery of its Social Housing Programme, it would also have to rely on the general assumption that private sector development would happen at locations consistent with locations of need in terms of social housing. In rural areas, for example where housing demand is associated with rural depopulation and social exclusion, it may well not be the most attractive location for private sector development.
- In utilising Part Five of the Planning and Development Act 2000, the local authority must be conscious of issues of design, density, integration, etc. In this context, flexibility of approach is desirable rather than over reliance on one particular delivery mechanism. Detailed design and density considerations will be dealt with as part of the Planning process.

1.15 Conclusions

The Housing Strategy for Co. Wexford prepared by Peter Bacon & Associates came to the following conclusions in relation to social and affordable housing requirements. These requirements are in addition to the current housing list and are exclusive of the housing demand and need of Travellers, the Homeless, and Asylum Seekers. Table 1.15.1 shows the number of social housing units required under each eligibility criteria. This Strategy recognises the important contribution of the private sector in providing housing. In this regard, the achievement of a sustainable balance between private and social housing is a strong aspiration of this strategy.

Wexford Local Authorities will continue to support and to encourage private home-ownership. This can be achieved through an ever widening range of incentives to assist and guide housing applicants. The Local Authorities directly focus on meeting the essential needs of housing applicants and in particular, initiatives such as the Affordable Housing Booklet and the holding of Housing Clinics on a regular basis, are examples of how the Local Authorities provide support for housing applicants.

The spatial spread of housing projects throughout the county will be an important design and planning issue and will be a direct contribution to rural development.

The Part V Planning & Development Act 2000 is a mechanism to augment the historic housing provision by Local Authorities and must be considered in the light of the resources and funding arrangements for the Housing Programme.

Table 1.15.1 Social and Affordable Housing Requirements (Number of Units)						
	2001-02	2002-03	2003-04	2004-05	2005-06	Total
Affordable (Adjusted)	86	90	89	93	99	457
Social (Earners)	136	132	139	151	142	700
Social (Non-Earners)	77	79	81	84	85	406
Total Number	299	301	309	328	326	1563

Table 1.15.2 shows the number of housing applications received at June, 2001.

Table 1.5.2 Housing Applications Received @ 23/06/2001					
<u>Electoral Area</u>	<u>Total</u>	<u>Earners</u>	<u>Non-Earner</u>	<u>Travellers</u>	<u>Homeless</u>
New Ross	610	90	453	64	3
Enniscorthy	462	100	291	69	2
Gorey	288	90	190	7	1
Wexford	841	212	579	35	15
Total	2201	492	1513	175	21

An assumption is being made that the level of housing applications reflects the demand for social housing, although following assessment of all applicants, a number of applicants will be found to be eligible for alternative housing options such as private rented accommodation, improvement works in lieu of rehousing, or other social housing options, etc.

The current number of housing applicants and projected social and affordable housing units required during the six year period of the Strategy amount to 3764. This represents 74 % of the total number of units which will be provided, as estimated by Peter Bacon & Associates in his analysis. Accordingly under Part V of the Planning & Development Act, 2000, the Council will take a uniform 20% of all private housing development. This Housing Strategy will be implemented throughout its lifetime through a process of discussion and consultation during the Planning process, particularly with regard to private development in the housing sector.

APPENDIX 4

**Adopted Variations
(already incorporated into main body of text in plan)**

The text of the main plan has been altered to include this variation

Variation No. 1
Enniscorthy Town & Environs Development Plan 2001

1. Housing Strategy

Amend Section 1: Development Context by inserting an additional paragraph after the third paragraph to read as follows:

“The Plan also incorporates the County Wexford Housing Strategy as required by the Planning and Development Act 2000. This Strategy identifies the number of housing units to be provided over the Plan period taking into consideration population, household, house price and income projections. The Strategy is contained in Appendix 3 of the Plan.

Amend subsection 2.2.1 by including the following paragraph at the beginning of the subsection.

“The provision of housing has a particular relevance to a major principle of sustainable development, i.e., meeting the economic and social needs of people in a manner that does not degrade natural systems and placing special emphasis on the needs of the disadvantaged. The County Council is both the Planning and Housing Authority. In these dual roles it can influence the supply, scale and location of new housing which is critical in the achievement of balanced spatial development and ensure the highest standards in siting and design. The Housing Strategy for County Wexford is set out in Appendix 3 of this Plan. This identifies the number of housing units to be provided in County Wexford over the Plan period taking into consideration population, household, house price and

income projections. It is an objective of the Council to ensure the implementation of the Housing Strategy.

Amend subsection 2.2.2 Social Housing by changing the heading of the subsection to Social and Affordable Housing and include the following introductory paragraph to the subsection:

“Increased provision of social and affordable housing is a key priority identified in the National Development Plan 2000 – 2006. The Council is committed to providing for social and affordable housing needs through the various measures identified in the Housing Strategy 2001 set out in Appendix 3 of the Plan. It is an objective of this Plan to ensure that 20% of land zoned for residential use or for a mixture of residential and other uses shall be made available for the provision of social and affordable housing in accordance with the provisions of Section 94(4)(a)(c) of the Planning and Development Act 2000 and in accordance with the requirements of the Housing Strategy 2001 prepared in accordance with Part V of the Planning and Development Act 2001. Whilst this is its general policy, the Council will take into account the particular circumstances and locations of individual areas and may, where considered appropriate, accept a percentage lower than 20% for the provision of social and affordable housing”.

Omit Policy (iii).

Include an additional paragraph to subsection 2.2.2 to read as follows:

Section 96(2) of the Planning and Development Act 2000 provides that where an application for permission is made on land which is the subject of an objective to reserve land for social and affordable housing, the granting of such permission may be conditional upon the applicant entering into an agreement with the Planning Authority in relation to the land. This requirement does not apply to applications for four or less housing units or for housing on land of 0.2 hectares

or less. It is the intention of the Council to negotiate agreements in a positive manner at the earliest possible stage in the planning control process recognising the business environment in which the developer has to operate. The Council further recognises the important contribution that the private sector will make in providing housing in the County over the Plan period and the need to achieve a sustainable balance between private, social and affordable housing. Although the transfer of land will be the normal requirement in formulating an agreement, in certain circumstances an agreement may be made on the basis of the transfer of housing units or partially/fully serviced sites. In so far as it is known at the time of making the agreement, the Council will indicate its intentions to the applicant regarding the provision of social and affordable housing on the specific site so as to establish between all parties an understanding of the nature of the agreement before a decision on the application is made. In formulating an agreement, the Council will consider:

- the proper planning and sustainable development of its area.
- the Housing Strategy and the relevant objectives in the Development Plan and any Local Area Plan.
- the need to ensure the overall coherence of the particular development.
- the views of the applicant regarding the impact of the agreement on the development.
- the need for social integration.

Include a final paragraph to the subsection to read as follows:

In implementing its Social Housing Programme the Council will:

- have regard to the “Social Housing Guidelines – Site Selection”, Department of the Environment and the Council’s Design Guide for Residential Areas.
- develop a programme of environmental improvements in housing development.

- encourage resident involvement and participation in housing development and implement an estate management policy.

2. The proposed By-pass route

The public consultation process is completed for the N11 Enniscorthy Bypass – Route Corridor Options.

The indicative route corridors have been identified both east and west of the town for consideration. The proposed route will be decided at the end of October 2001.

Both the text and the maps of the draft plan refer to a *Western Relief Route*.

Firstly, the route corridors published in April 2001 are outside the boundaries of the '*Proposed Bypass Route Corridor*' as indicated on Map 1 of the Draft Plan.

Secondly, the text on page 31 of the draft plan refers specifically to the '*Western Relief Road*'.

It is advisable that the Draft Plan does not conflict or deemed to be inconsistent with the proposed bypass corridor options.

Therefore, I recommend the proposed variation to the Plan:

1. ***The omission of the word Western from page 31 of the text and the text shall state T1 Reserve land for the Enniscorthy By-pass. The exact route of this road has not yet been determined and is likely to be located outside the plan area.***
2. *The removal of the indicative route corridor from Map 1*

3. CHILDCARE FACILITIES

1. Include an additional subsection 3.4.2 Page 84 to read as follows:

3.4.2 The Council will ensure that adequate childcare facilities are provided in residential, town centre, large retail and employment developments in accordance with the “Childcare Facilities – Guidelines for Planning Authorities”, Department of the Environment and Local Government.

4. Land Use Zonings

The Land Use Zoning table on Pages 63-64 is amended to indicate the following:

Use Classes	R	R1	I	TC	OS	HA	C	TAF
Retail Warehouse	X	X	/	X	X	X	X	X
Retirement/Nursing Home	/	/	X	O	X	X	/	X
Science, Tech Based Industry	X	X	/	X	X	X	X	X
Scrap Yard/Recycling Facility	X	X	/	X	X	X	X	X
Shop – Neighbourhood	O	/	O	/	X	X	X	X
Shopping Centre	X	X	X	/	X	X	X	X
Service Garage	O	/	/	O	X	X	X	X
Small Scale Manufacturing	X	X	/	X	X	X	X	X
Storage Depot	X	X	/	/	X	X	X	X
Take-Away	X	X	X	O	X	X	X	X
Training Centre	O	X	/	O	X	X	X	O
Transport Depot	X	X	/	O	X	X	X	X
Veterinary Surgery	O	/	O	/	X	X	X	X
Warehousing	X	X	/	/	X	X	X	X
Wholesale Warehousing	X	X	/	X	X	X	X	X
Workshops	X	X	/	O	X	X	X	X

Permitted In Principle: /
 Open For Consideration O
 Not Permitted X

R: To protect and/or improve residential amenity
 R1: To provide for new residential communities
 I: To provide for Industrial related uses
 TC: To protect / provide for and/or improve town centre facilities
 OS: To preserve and provide for open space and recreational amenities
 HA: To protect and improve high amenity areas
 C: To protect / provide community facilities
 TAF: *To provide for accommodation and general facilities for the travelling community.*

Variation No. 2
Enniscorthy Town & Environs Development Plan 2001

Amendment to Map 1: Zoning

Rezoning of lands at Nunnery Road, Enniscorthy as follows:

From 'R1: To Provide for New Residential Communities' to 'TC: To Protect/Provide for and/or Improve Town Centre Facilities'

Variation No. 3
Enniscorthy Town & Environs Development Plan 2001

Amendment to Map 1: Zoning

Extend the boundary of the Plan to the south to include the lands known as St. Johns Land and zone as follows:

R1 "To provide for new residential communities"

Change the zoning of the lands known as St. Johns Mills as follows:

From OS "To preserve and provide for open space and recreational amenities" to R1 "To provide for new residential communities"

Include New Development Objectives

T24 "The development of St. Johns Lands shall include the provision of an alternative pedestrian link to the town centre, in addition to the accessing and extending the existing promenade. The promenade shall act primarily as an amenity due to the risk of flooding." (p.33)

A36 "Investigate the feasibility of providing a riverside linear park, from the Urrin River to the new plan boundary, as part of any development of St. Johns Lands." (p.47)

A37 "Require the provision of a pedestrian bridge at the River Urrin where it meets the River Slaney as part of any development of St. Johns Mill site." (p.46)

FC1 "The developer shall submit a report prepared by a suitably qualified professional for the approval of the Planning Authority with any planning application on these lands. This report shall address the following: flood risk, integrated flood management measures (including design details), the management of storm water on site and the generation of new flood risks. The onus for the provision of these works shall be on the developer." (p.57)

FC2 "The redevelopment of St. Johns Mill shall ensure that the full conveyance of the River Urrin be restored by the removal of existing manmade obstacles." (p.55)

Variation No. 4
Enniscorthy Town & Environs Development Plan 2001

Amendment to Map 1: Zoning

Change the zoning of the lands known as Turret Rocks as follows:
From OS "To preserve and provide for open space and recreational amenities" to
R1 "To provide for new residential communities"

Amend existing & Include New Development Objectives

Add the following specific local objectives to the area proposed to be rezoned
from open space to new residential (R1):

- A4a** The development of this site shall be subject to the preparation of an
Action Area Plan to be agreed with the Planning Authority. This Plan shall
include proposals for the following:
- i. Provide for childcare & play facilities, circulation & permeability.
 - ii. Protect all important views onto and from the site through the use of
appropriate urban design principles
 - iii. Require part of the open space provided to be linked to the public
open space
 - iv. Require densities, which are in keeping with the location and
topography of the site.
- H10a** The development of this site shall be subject to the preparation of an
Action Area Plan to be agreed with the Planning Authority. This Plan shall
include proposals for the following:
- i. Provide for childcare & play facilities, circulation & permeability.
 - ii. Protect all important views onto and from the site through the use of
appropriate urban design principles
 - iii. Require part of the open space provided to be linked to the public
open space
 - iv. Require densities which are in keeping with the location and
topography of the site.

Add the following specific local objectives to the area remaining zoned as open
space:

- A38** To provide a public open space to form a linkage between the Town
Centre and Vinegar Hill as part of a new Heritage Trail
- A39** To investigate the feasibility of providing a coffee shop/tourism facility to
act as both a viewing point of the town and linking point for a Heritage trail
from the town centre to Vinegar Hill.