

Managers Report on the Proposed Variation Number 1
to the
New Ross Town & Environs Development Plan 2004.

February 2008

INITIATION OF VARIATION PROCESS

The proposed variation to the New Ross Town & Environs Development Plan 2004 consists of five individual changes to the plan, which for the ease of administration have being grouped together to form 1 no. variation.

The individual changes consist of the following elements;

1. Proposed zoning of additional residential lands and Industrial lands.
2. Inclusion of the County Housing strategy in to the New Ross Plan.
3. Inclusion of the County Retail Strategy into the New Ross Plan.
4. Alteration to the 'General Business' (GB) land use zoning matrix to facilitate the development of retail and community facilities within this particular zoning and expansion of the 'General Business' zoning.
5. Subject to the approval of the New Ross Town Council, it is proposed to change 'Tourism & Office Use' (T&O) to 'To provide for a Mixed Land Use subject to a Detailed Action Area Plan' (MIX) on the Albatros site in order to encourage regeneration of this brownfield site.

1. Additional Zoned Lands

The New Ross Area Committee members propose to make a variation of the New Ross Town and Environs Development Plan 2004 under Section 13 of the Local Government (Planning and Development) Act 2000 to 2006 to provide for the addition of extra zoned residential lands mainly **"To provide for Low Residential Densities (R1)"** (see accompanying map)

At the request of the New Ross Area Committee and in conjunction with the appropriate sections of Wexford County Council the Planning Authority carried out a feasibility study of lands that could be serviced having regard to the availability of infrastructural services such as waste water treatment, water and roads.

On the 23rd April 2007, the Planning Authority met with the New Ross Area Committee and as requested by the district committee presented three options for their consideration (see report dated April 2007). The committee members indicated their preferred option (a combination of Option A and B) and instructed the Planning Authority to prepare the appropriate plans. (see accompanying map)

Description of the Subject lands

The lands subject to this proposed rezoning consist of approximately 122 hectares, the majority of the lands are located outside of the current designated development boundary of the New Ross Town & Environs Development Plan 2004

The subject lands are divided in three number distinct parcels.

The 1st parcel (92 hectares) is located along the south of the current outer ring-road (National Road N25). This land is bound to its south and east by agricultural lands and by the Regional Road R733 along its west. This parcel of land is dissected by three number county roads. The proposed zoning incorporated both medium and low density residential zoning, recreational open space and community facilities

The 2nd parcel of land (11.3 hectares) is located east of the existing designated development boundary of New Ross in the Portersland area and is divided by an existing county road. The lands are bound by the National Road N25 on the south, by agricultural field on the east and north and by existing zoned/ developed lands to the west.

The 3rd parcel of land (18.4 hectares) is located South West of the designated development boundary and is located between and bound by the Regional Road R733 and the River Barrow. The site is adjacent to land zoned for 'General Industrial Uses' and it is the intention of this proposed zoning to extend these industrial zoned lands to facilitate further economic expansion of the towns industrial base.

Issues

Sewerage

No significant issue as the lands in question can be serviced by gravitational feed to the rising main located on the Quay.

Roads

- 1) The junction of the N25 and Camlin Road (R733), will be the main fulcrum of the extended Town. A future provision of two roundabouts at this location would facilitate and preserve the possibility of a future bridge across The Barrow to serve the Town.
- 2) It is envisaged that the present N25 would be an urban dual carriageway with access only via roundabouts at existing junctions.

- 3) It is envisaged that all present County Roads radiating through these re-zoned areas would be upgraded ("suburbanised").
- 4) The combination of the present N25, present Relief Road and present N30 would act as a collector/distributor around the old town area, thus minimising future growth pressure, which would result from expanding development, on existing streets.
- 5) The same road combination, above, would also minimise local road traffic pressures, due to access to and egress from the proposed New Ross By-Pass via the two proposed junctions between it and the Wexford Road (N25) and the Camlin Road (R733).

Other Issues

A majority of the lands proposed for rezoning are on the outer edge of the built up area of New Ross. The adjacent residential areas are lacking in social infrastructure i.e. schools, shops, community facilities, etc. The Planning Authority recommends that if the rezoning is to proceed that two portions (as identified on the accompanying maps) of the preferred lands be zoned as 'Community Facilities' which would facilitate the development of social facilities to serve these lands.

Existing Undeveloped Zoned Lands

From a study of zoned lands in New Ross carried out in August 2006, it was found that there were approximately 81.105 hectares (200) acres of undeveloped zoned lands. These lands can be broken down into the following categories:

Zoning	Area of Land Remaining		As a % of Total
	Hectares	Acres	
Low Residential Densities (R1)	46.01	113.69	56.72
Medium Residential Densities (R3)	0.975	2.41	1.2
Low Residential Densities (R4)	3.74	9.24	4.62
Light Industrial & Office (LI&O)	17.3	42.75	21.33
Mixed Land Use (MIX)	4.4	10.87	5.42
General Business Use (GB)	3.84	9.49	4.73
Employment & Enterprise (E&E)	4.84	11.95	5.96
Total	81.105	200.4	100

Of the above lands approximately 51 hectares are zoned residential. Under the current New Ross Town & Environs Development Plan 2004 and the residential density standards adopted (R1 15-20 units per hectare) this 51 hectares equates to a possible 920 housing units if all the available land was to be serviced.

Population Trends & Projections

It should be noted that the 2006 Census established that there was a population decrease of 8.1% in the New Ross Urban Area, with the Rosbercon Area recording a population growth of 59.3% and New Ross Rural 63.8%.

Total Population of New Ross Town & Environs and County Wexford 1991 - 2006

Area	Year			
	1991	1996	2002	2006
New Ross Town & Environs	5930 (+0.3%)	6007 (+1.3%)	6422 (+6.9%)	7334* (+11.4%)
County Wexford	102,069	104,371 (+1.02%)	116,596 (+8.11%)	131,615 (+12.8%)

Source: Central Statistics Office (CSO).

* Provisional figure based on initial statistical results published 2006.

Projected Population by Area 2001, 2006, 2011, 2016,

The following table projects the population increases from 2006 to 2016, using various assumptions of migration, as migration has been shown to being the critical factor in population increases¹.

Table: Estimated Future Population Growth 2011 – 2016

Migration Assumption	Population 2011		Population 2016	
	County	New Ross	County	New Ross
13,375 per 5 year period	153,090		177,110	
14.25% growth over 5 year period		8,378		9572
75% of 2002-2006 Migration trend	149,750	8,117	169,680	8,985
50% of 2002-2006 Migration trend	146,410	7,856	162,240	8,416
Zero Migration	139,720	7,354	147,380	7,426

Source: Census 2006, Regional Planning Guidelines, County Wexford Development Plan 2007, Research Officer Wexford County Council.

New Ross Town & Environs Population Growth based on continued population growth of 14.25% over 5 years.

¹ UCD Econometric Population Model, UCD, 2006.

As can be seen from the above population statistics the population of New Ross Town & Environs grew from 5930 in 1991 to 7334 in 2006. This represents a net increase in population of 1404. Throughout this period the national economy expanded rapidly and with it associated growth levels in population. This rate of growth may be expected to continue into the short/ medium term. Allowing for a 20% increase in population beyond expected growth rates, based upon the above figures, the amount of existing zoned land in New Ross is sufficient to maintain current growth levels until 2016, even allowing for a significant increase in investment properties

CONCLUSIONS

As previously mentioned there is approximately 51 hectares of residential zoned lands that have not yet been developed. This 50 hectares if developed could provide up to 1000 dwelling units. It is considered that these lands, if developed are sufficient to meet the development needs of New Ross Town & Environs beyond 2016. However it is unlikely that all these lands will be available for development and that additional zoned residential lands will be required to facilitate the growth of New Ross as anticipated and promoted in the South East Regional Planning Guidelines.

2. Inclusion of Housing Strategy

The Planning and Development Act, 2000, contained a significant policy instrument on housing. Part V of the 2000 Act, set out a series of provisions, which place certain supply routes of housing, in the context of strategic development planning. These legislative provisions have become known as Part V housing and involve a number of supply options to provide an expansion of the methods to provide housing. The Housing Strategy must be included in any Development Plan and shall relate to the period of the Development Plan. The purpose of the Housing Strategy is to ensure that the proper planning and sustainable development of the area of the Development Plan, provides for the housing of the existing and future population of the area.

In response to the growth in demand for housing and the housing market conditions that had developed, a review of the Housing strategy was undertaken as part of the County Development Plan Review Process. The

Housing Strategy was adopted by the members of Wexford County Council as part of the Wexford County Development Plan 2007 – 2013. The Review reaffirmed the general policy of a specified percentage (20%) of zoned housing land to be made available to the Local Authorities in the County.

The Planning and Development Act 2000 – 2006 states that a Housing Strategy may be prepared jointly by two or more Planning Authorities. The four Planning and Housing Authorities functioning in County Wexford (Wexford County Council, Wexford Borough Council, Enniscorthy Town Council and New Ross Town Council) agreed to have a joint Countywide Strategy and to amend their Development Plans to incorporate the County Housing Strategy.

In order to comply with the requirements of the Part V of the Planning and Development Act 2000 - 2006, (Department Of Environment & Local Government) 2000.

The Proposed Variation No. 1 to New Ross Town & Environs Development Plan (2004) relates to the adoption of the Housing Strategy for County Wexford (2007) into the New Ross Town & Environs Development Plan 2004 as follows:

Add the following additional Policy to Section 9.0 of the New Ross Town & Environs Development Plan 2004:

"The Council will implement the Housing Strategy for County Wexford in accordance with the requirements of the Part V of the Planning and Development Act 2000 - 2006, Department Of Environment & Local Government, 2000."

3. Inclusion of County Retail Strategy

The Retail Planning Guidelines for Planning Authorities issued by the Department of the Environment and Local Government in January 2001 requires Local Authorities to prepare retail strategies and policies for their areas and to incorporate these strategies into their Development Plans. The Retail Planning Guidelines provide national level policy guidance in relation to retailing. The guidelines provide clear objectives for retail policy, set out guidance in relation to specific retail formats and

issues advice in relation to the location of new retail developments. The guidelines represent a plan led approach to retail development at a national level, which is then followed on by the use of county retail strategies to guide development at a localised level.

One of the key features of the guidelines is the introduction of the sequential test approach in relation to assessing retail applications, with the focus on town centres as the preferred location for new retail development. Where there are no town centre sites available, the next preferred option is edge of centre sites. Out of town centre sites should only be considered where there are no town centre or edge of centre sites available or where satisfactory transport accessibility realistically cannot be ensured within a reasonable period of time.

In order to facilitate the inclusion of the County Retail Strategy it is necessary to alter the wording of the New Ross Development Plan (Section 8.4 Retail Warehousing & Retail Parks) so that the current maximum cap of 2,500sqm for Retail Warehousing and Retail Park is replaced by the 6,000sqm maximum as recommended in the Retail Planning Guidelines, Department of Environment and local Government 2001. This alteration will remove inconsistencies where a particular size of development is acceptable in other towns in the county but not in New Ross, therefore creating a level playing field in which New Ross can compete for investment and expansion of its retail activities.

In order to comply with the requirements of the Retail Planning Guidelines (RPG's) for Planning Authorities, (Department Of Environment & Local Government) 2000.

The Proposed Variation No. 1 to New Ross Town & Environs Development Plan (2004) relates to the adoption of the Retail Strategy for County Wexford (2007) into the New Ross Town & Environs Development Plan 2002 as follows:

Add the following additional Policy to Section 8.2 of the New Ross Town & Environs Development Plan 2004:

"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, Department Of Environment & Local Government, 2000."

4. Alterations to Land Use Zoning Matrix

Continued economic growth and population expansion has created demand for services and community facilities that were not adequately provided for in the New Ross Development Plan 2004. As a result of this demand it is proposed to alter the 'General Business' (GB) of the land use zoning matrix to facilitate the development of retail and community facilities within this particular zoning. The lands currently zoned as 'General Business' have been identified as the best suited to facilitate this type of development due to their edge of town centre location, good transport links and the availability of services.

It is also proposed to extend the 'General Business Use' zoning to include lands which are currently zoned 'To Provide for Retail Park (Bulky Goods)' which are located in Portersland. Again the objective is to facilitate appropriate development at this location.

Table 1 shows the existing Land Use Matrix as currently contained in the New Ross & Environs Development Plan 2004 and Table 2 shows the proposed alterations to the Land Use Matrix. General Business is highlighted in Yellow and the individual land use classes that are proposed for alteration have been highlighted in **Bold**.

The primary aim of this alteration is to open up these lands for a wider range of services that will serve the community needs of the citizens of New Ross.

In addition it is also proposed to permit car sales showroom within the 'Mixed Use' zoning. Much of this zoning is located on the Western side of the river and is adjacent to existing car sales showrooms. The proposed alteration to Land Use Zoning has been highlighted in blue.

Table 2: Proposed Alteration to Land Use Zoning Matrix (General Business - GB)																
USES	R1	R2	R3	R4	CF	C1	C2	RP	E&E	OS	T&O	AVI	LI&O	GI	GB	MIX
Abattoir	N	N	N	N	N	N	N	N	N	N	N	N	N	O	N	N
Advertisement	N	N	N	N	O	O	O	O	O	N	N	N	O	O	O	O
Airfield	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Amusement	N	N	N	N	N	O	N	N	N	N	N	N	N	N	N	O
Apartments	P	P	P	N	O	P	P	N	N	N	N	N	N	N	N	P
ATM	O	O	O	N	O	P	O	O	O	N	O	N	O	O	O	P
Bank	N	N	N	N	N	P	O	N	O ¹	N	N	N	O ¹	N	O ¹	N
Bed and Breakfast	O	O	O	O	N	P	P	N	N	N	O	N	N	N	O	O
Betting office	N	N	N	N	N	P	P	N	N	N	N	N	N	N	O	O
Building Society	N	N	N	N	N	P	O	N	O ²	N	N	N	O ²	N	O ²	N
Car park	O	O	O	O	O	P	O	O	O	N	O	N	O	O	O	O
Car park multi storey	N	N	N	N	O	P	O	O	O	N	O	N	O	O	O	O
Caravan park – Touring holiday	N	N	N	N	P	N	N	N	O	N	N	O	N	N	N	N

Cash and carry	N	N	N	N	N	O	N	O	O	N	N	N	O	O	O	N
Casual trading	N	N	N	N	O	P	P	N	N	N	N	N	N	N	N	N
Cemetery	N	N	N	N	P	N	N	N	N	N	N	N	N	N	N	N
Childcare facilities (crèche/nursery)	O	O	O	O	P	P	P	O	O	N	O	N	O	O	O	P
Drive-through restaurant	N	N	N	N	N	O	O	N	O	N	N	N	N	N	O	O
Education	O	O	O	N	P	P	P	N	N	N	N	N	N	N	O	O
Funeral home	N	N	N	N	P	O	P	N	N	N	N	N	N	N	N	O
Garage /car repair	N	N	N	N	N	O	O	N	O	N	N	N	O	O	O	N
Garden centre	N	N	N	N	N	O	O	P	P	N	N	O	N	N	O	N
General industrial uses ³	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N	N
Hair dressing salon	N	N	N	N	O	P	P	N	N	N	N	O	N	N	O	N
Hospital	N	N	N	N	P	O	O	N	N	N	N	N	N	N	O	N
Hostel	O	O	O	N	O	O	O	N	N	N	N	N	N	N	N	O
Hotel	O	O	O	N	O	P	O	N	O	N	P	N	N	N	O	O
Leisure – community (not inc. pubs & restaurants)	O	O	O	N	O	O	P	N	N	O	N	O	N	N	O	O
Leisure – commercial	N	N	N	N	O	P	O	N	N	N	N	N	N	N	O	O
Library	O	O	O	N	P	P	P	N	N	N	N	N	N	N	O	O
Light industry	N	N	N	N	N	N	N	N	N	N	N	N	P	P	O	N

Medical and related consultants	O	O	O	N	P	P	P	N	N	N	N	N	N	N	O	O
Motor sales showroom	N	N	N	N	N	O	N	P	P	N	N	N	O	N	O	O
Night-club	N	N	N	N	N	P	N	N	N	N	N	N	N	N	N	O
Office ⁴	O	O	O	O	O	P	O	O	P	N	O ²	N	O	O	O	P
Petrol station	O	O	O	N	N	O	O	N	O	N	N	N	N	N	O	O
Public house	N	N	N	N	N	P	P	N	N	N	O ⁴	N	N	N	O	P
Recycling/Bring centre	O	O	O	O	P	P	P	O	O	O	O	N	O	P	O	O
Residential	P	P	P	P	O	P	P	N	N	N	N	N	N	N	N	P
Restaurant	N	N	N	N	O	P	P	N	O	N	O ⁴	N	N	N	O	P
Retirement home	O	O	O	O	O	P	P	N	N	N	N	N	N	N	O	P

USES	R1	R2	R3	R4	CF	C1	C2	RP	E&E	OS	T&O	AVI	LI&O	GI	GB	MIX
Scrapyard	N	N	N	N	N	N	N	N	N	N	N	N	N	O	N	N
Service garage	O	O	O	N	P	P	P	N	N	N	N	N	O	N	O	O
Shop (comparison)	N	N	N	N	N	P	P	P	N	N	N	N	N	N	O	O
Shop (convenience)	O	O	O	N	O	P	P	N	N	N	N	N	N	N	O	P
Take-away	N	N	N	N	N	P	P	N	N	N	N	N	N	N	O	N
Transport depot	N	N	N	N	N	N	N	N	N	N	N	N	O	O	O	N
Warehousing Wholesale	N	N	N	N	N	O	N	N	O	N	N	N	P	P	P	N
Warehousing (retail/non-food, max 4,000 sq. metres) inc. Builders Providers	N	N	N	N	N	O	N	P	N	N	N	N	N	N	N	N
Port related activities	N	N	N	N	N	N	N	N	N	N		N	O	P	O	O

¹ As per 'banking' at 1 above.

² In all zones except the town centre car parking will only be permitted where it is intended to provide parking for a development on the same site.

³ General industrial uses include all industrial manufacturing, processing and storage outside the definition of light industry

⁴ See chapter 7

⁵ Open for consideration as part of a hotel only.

5. Rezoning of 'Tourism & Office Use' to 'Mixed Use subject to Detailed Action Area Plan'

The site is located within the functional area of New Ross Town Council and is located on the Western side of Town adjacent to the boundary with Kilkenny County Council.

The site covers approximately 5.02 hectares and is bounded to the south east by the N25. The existing use on the site is industrial however the longer term aspiration is to encourage regeneration of the site given its prominent location in New Ross.

The site is suitable for a number of commercial uses given its location close to the town centre and given the difficulties with developing brownfield sites it is recommended that the existing 'Tourism & Office Use' use be replaced with a 'Mixed Use – Subject to Detailed Action Area Plan' (MIX). This zoning will facilitate a wider range of potential developments and align the Albatros site with the existing zoned 'Mixed Use' land s adjacent to the site which covers the riverfront section of the Barrow.

RECOMMENDATIONS

It is therefore recommended that the County Council propose to make the variation so that the process under S13 of the Planning and Development Act 2000-2006 may be initiated.

Eddie Breen
County Manager