

# **Rosslare Harbour & Kilrane Local Area Plan 2002**



**Adopted By Wexford County Council 11<sup>th</sup> March 2002**

**Amended on 04/06/04 – Amendment Number 1 ‘Change of Landuse Zoning at Balligillane Big and Ballyknockan Townslands’**

## **Introduction**

### **Statutory Basis**

The Rosslare Harbour and Kilrane Local Area Plan has been proposed under sections 18, 19 and 20 of the Planning and Development Act 2000, in the context of the Rural Development Strategy (Small Towns and Villages) set out in the County Wexford Development Plan 2001. The Local Area Plan will remain in statute for a period of six years i.e. to 2007 notwithstanding any review of the County Development Plan. The Local Area Plan will cease to have effect in respect of the Rosslare Harbour and Kilrane areas where it is inconsistent with the provisions of the County Development Plan as reviewed. A Local Area Plan must be reviewed within or at least six years from the making of the previous plan. The Planning Authority may amend or revoke a Local Area Plan at anytime.

### **Planning Context**

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

### **Content**

The Rosslare Harbour and Kilrane Local Area Plan includes a written statement, maps and information on the environmental impact of implementing the plan.

## **1. Development Strategy**

1.1 The County Council's strategy for Rosslare Harbour and Kilrane is to ensure that both villages develop as sustainable, balanced, interrelated settlements with an appropriate amount of residential, commercial, industrial and tourism development. This will be achieved through:

- The consolidation and preservation of the scale, character and identity of both villages and the reinforcement of their mixed use natures.
- The sustainable use and management of the area's natural resources, assets and amenities.
- The realisation of the economic potential of Rosslare Harbour Europort as a cornerstone in the strategy for the economic development of the County as a whole and as a contributor to national economic development.
- The direction of future development to indicated use zone areas with an emphasis on the in-filling of existing built up and developed areas and limited, phased expansion in accordance with the availability of necessary infrastructure.

1.2 The strategy will be implemented by means of a range of land use policies and objectives which will provide for:-

- An existing built up village core area and an area to the east of the N25 between Rosslare Harbour and Kilrane where there will be a presumption in favour of most forms of compatible general commercial, residential and infill development.
- The development of backland areas between the N25 and Ballygillane Lane with suitable infill development; priority will be given to residential development to meet local need helping to consolidate Rosslare Harbour and build on it's character; consideration will also be given to appropriate commercial and tourism development.
- Areas set aside for the limited expansion of Rosslare Harbour and Kilrane to meet primarily local housing need while allowing for some commercial development. Development should be carried out sequentially as far as possible.
- The continued sequential development of Kilrane Village for primarily residential purposes.
- Areas to the west of the N25 and in proximity to the Europort, including the Rosslare Harbour Enterprise Area, dedicated to employment and enterprise uses.

- Lands set aside for port related uses
- Structural open space in the coastal zone including sand dune areas and areas protected under the Landscape and Coastal Development Policies set out in the County Development Plan 2001.
- Local open space areas.

## 2. General Policy on New Development, Design and the Built Environment

2.1 All new development within the area covered by the Local Area Plan must have regard to the general planning and environmental standards and criteria set out in the overall County Development Plan and to any planning guidance which the Planning Authority may produce over the plan period. New building designs must respect existing village character, scale and streetscape. Residential development must have regard to the Design Guide for Residential Areas to be provided by the County Council.

## 3. Residential Development

3.1 The provision and development of housing in Rosslare Harbour and Kilrane must have regard to the Council's *Housing Strategy* contained in the County Development Plan 2001. Compliance with the *Housing Strategy* will necessitate the transfer of up to 20% of zoned land, sites or units to the local authority for the provision of social and affordable housing. The distribution of social and affordable houses within the village will take cognisance of the existing concentration of existing social and affordable housing.

3.2 The Council recognises the need to ensure balance between accommodating local need through the provision of social and affordable housing and meeting the increasing demand for second and holiday home developments. Implementation of the *Housing Strategy* will help to consolidate and increase the permanent resident population, thereby fostering a greater sense of place and community spirit, and providing the population base to support the introduction of a range of services and facilities.

### 3.3 Strategic Aims.

- To provide for adequate housing to meet local need within the Development Area
- To consolidate the settlement patterns of Rosslare Harbour and Kilrane

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

- RP1** To implement the *Housing Strategy*
- RP2** To accommodate new housing development on lands zoned Village Expansion/Mixed Use as indicated on Land Use Zoning Objectives Map
- RP3** To encourage the consolidation of the existing spatial pattern through infill development having regard also to the need to provide for adequate open space, car parking and other appropriate planning and environmental criteria
- RP4** To encourage cluster type development in groups of approximately eight (8) to fifteen (15) units in order to avoid extensive areas of suburban style housing which would detract from the character, identity and amenity of Rosslare Harbour and Kilrane
- RP5** To discourage ribbon development on the approach roads to the villages.
- RP6** To ensure that new housing development is designed to enhance the appearance of the area and to provide an attractive living environment in accordance with the Design Guide for Residential Areas to be provided by the Council.
- RP7** To encourage well-designed and co-ordinated housing schemes rather than one-off dwellings
- RP8** To provide and upgrade pedestrian linkages into existing and new residential developments where they can afford safe access for the community.
- RP 9** To maintain coastal areas/headlands free from development having regard to the overall Coastal Development Policy.

### 3.5 Specific Objectives

- RS01** To require that, where a person applies for residential development on land subject to a zoning requirement to reserve land for social and affordable housing, as a condition of planning permission agreement must be reached between the planning authority and the developer regarding the reservation of land, houses or sites for social and affordable housing with provision for appeal or arbitration in default of agreement.
- RS02** To provide social and affordable housing in accordance with the Council's Housing programme and to pursue a range of other policy options/ solutions to meet the housing need in Rosslare Harbour/ Kilrane.
- RS03** To require the preparation, in conjunction with the local authority, developers and designers of Residential Site Design Statements in respect of particular sites setting out the main considerations, design principles and quality objectives which a proposed development should address
- RS04** To encourage the refurbishment of chalets to the rear of St. Mary's Terrace
- RS05** To encourage the development and promotion of "best practice" advice for new and infill development

## **4. Conservation – Protecting Village Form, Character and Built Heritage**

### **4.1 Strategic Aims**

- To conserve and protect the townscape, built heritage and spatial character of Rosslare Harbour and Kilrane.
- To seek to reconcile the needs of conservation with the social and economic needs of the community

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

- CNP1** To secure through the planning process, the protection of structures of architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or value in Rosslare Harbour and Kilrane.
- CNP2** To ensure that all new and infill development is compatible with the scale and character of the villages.

- CNP3** To secure the protection of existing village streetscapes and their extension into new infill developments.
- CNP4** To encourage and assist individuals, voluntary organisations, commercial enterprises and others in the conservation of structures.

#### 4.3 Specific Objectives

- CNO1** To carry out an assessment of the quality of the built environment of Rosslare Harbour and Kilrane over the plan period and to identify and list for protection structures of architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.
- CNO2** To secure the protection of structure set out in the proposed *Record of Protected Structures* and to protect their settings from incongruous and inappropriate development.
- CNO3** To provide advice and guidance to the community, designers and developers with regard to the Design Guide for Residential Areas to be prepared by the Council.
- CNO4** To facilitate pre-submission discussions with developers and designers with regard to the preparation of Residential Site Design Statements in respect of individual sites.
- CNO5** To co-operate with and facilitate the Tidy Towns Association and other voluntary groups and associations in improving the appearance and environmental quality of Rosslare Harbour and Kilrane.

## 5. Enterprise and Employment

5.1 The County Council recognises the considerable potential that exists to develop the Rosslare Harbour area in terms of shore based economic activity. Such development would in turn contribute substantially to the economic development of both County Wexford as a whole and of the South-East Region. Given its strategic location, its rail link and with good and continuously improving road links with Dublin, Cork and other major economic centres, the area is well placed

to realise this potential. In addition, the absence of port congestion and the comparatively easy access to the M50 motorway, by comparison with Dublin Port, represent an unrealised competitive advantage.

## 5.2 Strategic Aims

- To accommodate and facilitate the growth of enterprise and employment in Rosslare Harbour and assist in the realisation of the economic potential of Rosslare Harbour Europort.
- To seek to establish Rosslare Harbour as a major enterprise and employment location in County Wexford

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

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|--------------|--|
| <b>EEP1</b>  | To facilitate the economic development of the area and the creation of additional employment opportunities by providing necessary infrastructure   |
| <b>EEP2</b>  | To provide for the expansion of employment and enterprise generating uses on zoned lands.  |
| <b>EEP3</b>  | To ensure that adequate land is zoned to facilitate future industrial and commercial development in the vicinity of the Europort   |
| <b>EEP4</b>  | To consider increasing the amount of land zoned for industrial and commercial development with a view to ensuring a competitive market in such land.   |
| <b>EEP5</b>  | To promote the development of the Rosslare Harbour Enterprise Area and to provide the necessary infrastructure to facilitate it's development.   |
| <b>EEP6</b>  | To co-operate with development agencies including Enterprise Ireland and IDA Ireland in promoting, marketing and encouraging enterprises to locate suitable activities in the distribution, logistics and other related sectors in the Rosslare Harbour area |
| <b>EEP7</b>  | To seek the provision of an additional access road to Rosslare Harbour Europort and to consider zoning additional lands in it's vicinity for enterprise and employment uses.   |
| <b>EEP8</b>  | To seek to provide serviced industrial sites in the area   |
| <b>EEP9</b>  | To seek the establishment of a dedicated port authority to manage and administer Rosslare Harbour Europort   |
| <b>EEP10</b> | To support the continuing development of Rosslare as a major national port.  |
| <b>EEP11</b> | To promote the provision of a heliport to serve Rosslare Harbour   |



- EEP12** To assist in the promotion of commercial fishing activities in Rosslare Harbour
- EEP13** To ensure that new development is designed to a high standard and that unsightly areas of operation are screened through the careful placement of buildings and appropriate landscaping.

## 5.4 Specific Objectives

- EE01** To improve accessibility to the Rosslare Harbour Enterprise Area by the construction of a T Junction with slip roads to the N25
- EE02** To carry out a survey of the availability of additional suitable industrial sites/lands and to promote these as serviced industrial sites
- EE03** To encourage and assist in the provision of small industrial workshop units/clusters on zoned industrial land
- EE04** To seek the preparation of an overall master plan for the future development of the Rosslare Harbour Enterprise Area and other zoned enterprise and employment areas to facilitate their coherent development.

## 6. Tourism

6.1 With 1.5 million passengers passing through the Europort each year, tourism has the potential to be an important source of employment and income in the area. The policies and objectives of the plan are designed to enhance the tourism role of Rosslare Harbour and Kilrane while protecting and improving the quality of available resources. A comprehensive tourism package needs to be established through partnership with the various agencies and the local community including the development of sustainable projects in the area.

### 6.2 Strategic Aims

- To support the development of sustainable tourism while avoiding conflict between tourism uses and other village uses and amenities.
- To seek to extend the holiday season in the area

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

- TP1** To encourage the development of the tourism industry as a major source of employment and income in Rosslare Harbour and Kilrane.
- TP2** To maximise the tourism potential of Rosslare Harbour and Kilrane and their Environs and extend the holiday season.
- TP3** To encourage the provision of additional high quality tourism accommodation and facilities while maintaining and enhancing the residential function of Rosslare Harbour and Kilrane
- TP4** To encourage the provision of touring caravan/camper sites in the area
- TP5** To improve the visual quality of the village centre
- TP6** To encourage the provision of additional indoor recreational/leisure facilities to assist in addressing the problem of seasonality.
- TP7** To protect the natural and built environment as important tourism resources from insensitive and inappropriate tourism development.
- TP8** To facilitate other tourism activities including eco-tourism, health centres, horse riding, walking and cycling and facilities relating to the outdoors and natural environment so as to encourage year round use.
- TP9** To require compliance in all new development with the Design Guide for Residential Areas.

#### 6.4 Specific Objectives

- TO1** To seek the development of mixed unit sizes in holiday home developments
- TO2** To facilitate the development of a marina and to promote the development of water based activities
- TO3** To encourage and promote the provision of short stay caravan and camping facilities close to the Harbour area
- TO4** To provide additional car parking facilities and improve existing facilities
- TO5** To implement traffic management measures
- TO6** To enhance the existing viewing area close to the entrance to the Europort by new sign posting, road markings and environmental improvements
- TO7** To promote the provision of a meteorological museum/exhibition centre.

**TO8** To encourage the provision of weather independent facilities in the area.

## **7. Commercial Development**

### **7.1 Strategic Aim**

- To ensure the continuation and consolidation of the commercial role of Rosslare Harbour and Kilrane in meeting the needs of both the community and visitors

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

- CP1** To maintain and foster the role of the villages of Rosslare Harbour and Kilrane as local retail/service centres
- CP2** To promote additional retail and commercial development in Rosslare Harbour and Kilrane villages, particularly in or in close proximity to village centres, to service an expanding population and to increase the economic self-sustainability of the area
- CP3** To encourage and provide for mixed use developments in village centre areas provided they do not adversely affect village and residential amenities
- CP4** To ensure that new retail/commercial outlets are designed to the highest standard and located to ensure safe and convenient access
- CP5** To maintain and upgrade the quality of existing shop fronts

### **7.3 Specific Objectives**

- CO1** To seek and encourage the environmental improvement of the villages through the provision of off-street parking, traffic calming and management and hard and soft landscaping works as appropriate
- CO2** To assess new development proposals in the context of “Shopfronts and Streetscapes in County Wexford- A Design Guide” published by Wexford County Council.

## **8. Community Facilities**

### **8.1 Strategic Aim**

- To provide a range of facilities and services to meet the needs of the community

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

- CFP1** To provide for additional community facilities in the Rosslare Harbour and Kilrane areas in line with future population trends
- CFP2** To support attempts by local communities and organisations to improve and expand existing community facilities particularly on designated sports grounds.
- CFP3** To improve the availability of community facilities for both residents and visitors to the area
- CFP4** To encourage and facilitate the provision of community facilities convenient to the main residential areas

### 8.3 Specific Objectives

- CFO1** To work with appropriate agencies, including funding organisations to assess and meet local community needs in Rosslare Harbour and Kilrane.

## 9. Infrastructure – Water and Sanitary Services

### 9.1 Strategic Aims

- To provide an adequate level of water and sanitary services infrastructure to accommodate the current needs in the area covered by the Local Area Plan.
- To provide an adequate level of water and sanitary services infrastructure to accommodate in the future a limited amount of sustainable development

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

- WSP1** To upgrade water and sanitary services infrastructure to serve the area covered by the Local Area Plan.
- WSP2** To ensure that lands designated for development are serviced or serviceable

with water supplies and sewerage facilities prior to the granting of planning permission

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

### 9.3 Specific Objectives

- WSO1** To provide a sewerage treatment facility at the location indicated on the Specific Objectives Map.
- WSO2** To enlarge the sewerage treatment plant in the long term to cater for the further development of Rosslare Harbour and Kilrane and to cater for sewage from Rosslare
- WSO3** To provide a link from the proposed sewer in Kilrane Village along Ballygillane Lane to the existing sewer in Rosslare Harbour

## 10. Infrastructure - Traffic and Communications

### 10.1 Strategic Aim

- To provide for the development of an appropriate hierarchy of roads and communications within and around Rosslare Harbour and Kilrane to accommodate:
  - A range of users including the residential and commercial needs of the villages
  - The future development of the Europort
  - The development of land for enterprise and employment
  - Local and seasonal traffic
  - The safe and convenient movement of vehicles and persons

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

- TRP1** To carry out road improvements to facilitate the implementation of the development strategy for the area.
- TRP2** To ensure that all development proposals meet traffic safety and parking requirements
- TRP3** To implement suitable traffic calming measures and to require the incorporation of similar measures in new development
- TRP4** To seek the segregation of pedestrian and vehicular traffic where possible and the elimination of traffic hazards at road junctions
- TRP5** To promote and accommodate walking and cycling and to carry out road improvements to ensure the safety of pedestrians and cyclists
- TRP6** To adopt car parking management standards in Rosslare Harbour and Kilrane that reduce on-street parking in favour of off-street parking
- TRP7** To ensure that all existing and future housing developments are satisfactorily completed in terms of roads, footpaths, parking and turning areas and serviced with adequate public lighting systems.
- TRP8** To support the maintenance and upgrading of the rail links to the Europort

### 10.3 Specific Objectives

- TRO1** To provide a new road link to Rosslare Harbour
- TRO2** To provide a new road link from the N25 to Ballygillane Lane
- TRO3** To construct a T junction on the N25 to service and facilitate the development of the Rosslare Harbour Enterprise Area
- TRO4** To provide a roundabout at the junction of the N25 and St. Martin's Road, to include provision for pedestrian access and safety and to reserve land for this purpose.
- TRO5** To investigate the provision of car parking in Kilrane Village, to the north-east of St. Brendan's Estate and on the approach to the Europort near St. Mary's Terrace and include provision of spaces for people with disabilities.
- TRO6** To investigate as a matter of urgency the provision of additional car parking
- TRO7** To re-surface sections of existing roads particularly on Ballygillane Lane. Churchtown and Greenore Park
- TRO8** To seek to establish cycle paths and walking routes and investigate the provision of cycle parking facilities in the area covered by the Local Area Plan.
- TRO9** To investigate the provision of a traffic management scheme to include facilities

for pedestrian movement and cycling.

- TRO10** To provide additional signage and information at car parking facilities
- TRO11** To seek to extend public lighting to the built up parts of the villages.
- TRO12** To seek the under-grounding of all new service cables and the under-grounding of all existing service cables as part of traffic calming and management and general environmental improvement works.
- TRO13** To encourage the provision of service areas for commercial vehicles, including accommodation, dining facilities, parking, social and language facilities

## **11. Amenity, Recreation, Open Space**

### **11.1 Strategic Aims**

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

### **11.2 To achieve these aims, it will be the policy of Wexford County Council: -**

- OSP1** To provide a variety of public open spaces to accommodate a variety of functions including meeting amenity, recreational and environmental needs.
- OSP2** To ensure that all new housing developments allow for recreational opportunities by encouraging the provision of useful open space
- OSP3** To ensure that existing landscape and site features such as stands of mature trees, hedgerows, streams and watercourses are properly identified and retained in site layouts and open space plans where appropriate.
- OSP4** To improve existing open space areas through hard and soft landscaping and, where practicable, to create additional opportunities for recreation
- OSP5** To secure the protection of significant views in the area through the strict control of development along the coastline.
- OSP6** To carry out visual improvements to the approach roads to the villages in the area

covered by the Local Area Plan.

- OSP7** To prohibit any development within 50m of soft shorelines, with the exception of coastal protection works initiated by the local authority or other public agencies
- OSP8** To prohibit the reclamation of estuary lands and the removal of sand dunes, beach sand, builders gravel or other material on coastal lands
- OSP9** To prohibit the development or siting of structures so close to beaches or the coastline as to intrude on the enjoyment of the beach by the public or which detract from views, prospects and the special amenity value of the coastline.
- OSP10** To preserve public rights of way to coastal areas/beaches
- OSP11** To develop all year round recreational and tourist facilities which do not detract from the natural amenities of the area
- OSP12** To encourage the development of boating and other water based activities in the Harbour area
- OSP13** To provide assistance, technical or otherwise and to co-operate with individuals, community groups and organisations who wish to improve the appearance of the area covered by the Local Area Plan.

### 11.3 Specific Objectives

- OSO1** To ensure that all new development proposals incorporate adequate functional public and private open space areas
- OSO2** To seek the continued development and upgrading of the Wexford Coastal Path in the Rosslare Harbour Area and investigate the possibility of making public rights of way with connections to existing paths/walkways
- OSO3** To upgrade the cliff walk and coastal path from the Great Southern Hotel to County Council lands at St. Brendan's Estate.
- OSO4** To develop the beach and sand dune area as an amenity area with some parking facilities
- OSO5** To protect coastal views and establish a viewing point on the coast road in front of St. Brendan's Estate
- OSO6** To improve the steep bank to the south of the approach road to the Europort (N25) as an amenity area including the carrying out of planting and landscaping
- OSO7** To continue to seek funding and to undertake coastal protection works as a matter of urgency
- OSO8** To undertake the planting of indigenous trees and shrubs in open space areas and



on approach roads to the villages, where appropriate

- OSO9** To secure the protection of significant trees through the making of Tree Preservation Orders following survey and through the development control process and encourage the planting of suitable species in landscaping works.
- OSO10** To improve sign posting in the area particularly at lay-bys and viewing areas.

## **12 Implementing the Local Area Plan – Significant Effects on the Environment**

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

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

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

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

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

#### 12.4 Human Beings

The development of additional lands as outlined in the Local Area Plan will have significant effects on the local community in Rosslare Harbour and Kilrane. The mix of land uses to cater for the needs of the existing and future population of the area including the provision of homes, jobs, shopping, tourism and recreational facilities will have significant effects in terms of the way the local community experience the area and on the spatial character of the villages. On the other hand, by providing an attractive place in which to live, work, visit and recreate, the Local Area Plan can help to create a positive impact on the future of the community. An increased year round population which the Plan seeks to achieve, will create the critical mass and vitality needed to give rise to investment in services and amenities which will benefit the whole community. The provision of additional residential development in the context of the Council's Housing Strategy will provide for local residential need and contribute towards minimising the pressure for one-off housing on the approaches to the villages. The strategy of seeking to consolidate development in and around the village core with phased expansion outwards, using existing and proposed infrastructure will have less negative effects and is more sustainable than haphazard, uncoordinated development in the village environs where services and environmental capacity are limited. Negative

effects resulting from new residential development can be further mitigated by careful layout and design, the sensitive use of existing site features, screening, landscaping and the planning control and enforcement system.

#### 12.5 Flora

The Local Area Plan identifies the important habitats and amenity areas in Rosslare and its environs. As the important habitats including coastal amenity areas and the sand dune systems are to be maintained free from development, it is unlikely that there will be any negative impacts on the flora of the area. Those areas that have been identified for development consist almost exclusively of agricultural grasslands which are primarily used for grazing and are considered to be of least importance in terms of habitat.

#### 12.6 Fauna

This is closely related to flora and the habitats referred to in Section 12.5 above and the likely impacts are as previously discussed.

#### 12.7 Soil

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

#### 12.8 Water

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

addressed by the provision of appropriate storm water infrastructure and through careful design, siting and site development to be addressed in the development control process. In general terms water quality will improve benefiting the existing and proposed population through the upgrading and improvement of water infrastructure services.

## 12.9 Air

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

## 12.10 Climate

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

## 12.11 Landscape

Implementation of the Plan involves the urbanisation of land previously used for agricultural purposes, resulting in significant long-term changes to the traditional landscape of these areas. This is deemed to be acceptable as future growth in housing, jobs, services and facilities needs to be accommodated and the lands identified are as close as possible to the built up areas. Those lands and areas that represent the most important ecological habitats and sensitive or vulnerable landscapes have been reserved in the interests of bio-diversity, visual amenity and public open space. Significant change in proposed development areas can be mitigated through the planning control process by requiring sensitive landscaping of new development and the creation of new landscapes.

## 12.12 Material Assets

This includes both natural and man-made assets. Natural assets have been addressed in foregoing sections and some of the material assets that relate to heritage are addressed in the following section. Other material assets include

the area's existing infrastructure e.g. roads, water supply, sewerage infrastructure and built fabric. No significant impacts which would affect these assets are anticipated, while improvements to existing infrastructure of the road network will benefit the area.

#### 12.13 Cultural Heritage

Cultural heritage is the term used to describe the combined components of archaeology, architecture, urban design, monuments and decorative features. It also includes sites or areas of religious or folklore interest. The Local Area Plan and the overall County Development Plan address the nature and extent of such cultural assets in the Rosslare Harbour and Kilrane areas. The protection of these assets will be major objective through the development control process through its requirement for well-planned designed and sensitive development. Close consultation with Dúchas - The Heritage Service will also ensure that any adverse impacts on the cultural heritage are avoided or mitigated.