



Review of the County Wexford Development Plan 2007-
2013 and preparation of a new Plan for the County.

Manager's Report on Pre-draft Consultations

Report to the Members of Wexford County Council prepared in
accordance with Section 11(4) of the Planning and Development
Act 2000 (as amended)



Wexford County Council
Planning & Development

22 July 2011

Table of Contents

Section 1 Introduction

1.1	Introduction	1
1.2	Timeframe for the preparation of the new Plan	1
1.3	Legislative Framework	3
1.4	Pre-draft Consultation Process	3
1.5	Submissions and Observations received	6
1.6	Consideration of the Manager's Report by the Members	6
1.7	The next stage of the Plan preparation process	7

Section 2	Summary of issues raised in the submissions and observations and the Manager's opinion on the issues	8
------------------	---	----------

Section 3	South-East Regional Authority Submission	72
------------------	---	-----------

Section 4	Manager's recommendations on policies to be included in the Draft County Development Plan 2013-2019	76
------------------	--	-----------

Appendices

Appendix A List of persons, bodies and stakeholders consulted.

Appendix B List of persons and bodies who made submissions and observations

Appendix C Mandatory and Discretionary Objectives

Appendix D Section 28 Guidelines

List of Acronyms

AA	Appropriate Assessment
CFRAM	Catchment Flood Risk Assessment and Management
DCENR	Department of Communications, Energy and Natural Resources
DEHLG	Department of Environment, Heritage and Local Government
DOT	Department of Transport
EPA	Environmental Protection Agency
GIS	Geographical Information System
GSI	Geological Survey of Ireland
HAD	Habitats Directive Assessment
NHA	Natural Heritage Area
NIAH	National Inventory of Architectural Heritage
NPWS	National Parks and Wildlife Service
NRA	National Roads Authority
NSS	National Spatial Strategy
OPW	Office of Public Works
pNHA	proposed Natural Heritage Area
PROW	Public Rights of Way
RPG	Retail Planning Guidelines
RPS	Record of Protected Structures
RSA	Road Safety Audit
SERPG	Regional Planning Guidelines for the South-East Region 2010-2022
SERBMP	South Eastern River Basin Management Plan
SAC	Special Area of Conservation
SEA	Strategic Environmental Assessment
SEO	Strategic Environmental Objectives
SFRA	Strategic Flood Risk Assessment
SPA	Special Protection Area
SuDS	Sustainable Urban Drainage Systems
TTA	Traffic and Transport Assessment
WFD	Water Framework Directive

Section 1 Introduction

1.1 Introduction

In accordance with Section 11(1) of the Planning and Development Act 2000 (as amended) Wexford County Council has commenced the review of the County Wexford Development Plan 2007-2013 and the preparation of a new Plan for the County. The first stage of this process consisted of pre-draft consultation with the public, prescribed bodies, interest groups, stakeholders and infrastructure providers. This stage has been completed. This Manager's Report forms part of the statutory procedure for the review. Its purpose is to report on the outcome of the pre-draft consultation stage and to make recommendations to the Members on the policies to be contained in the Draft Plan.

1.2 Timeframe for the preparation of the new Plan.

The review of the existing Plan and preparation of the new County Development Plan will follow a 99 week timeframe set down by Sections 11 and 12 of the Planning and Development Act 2000 (as amended). The timeframe is set out below. The current stages of the process are highlighted in yellow.

Week	Stage
1-8	Initial public consultation and display of 'Issues Papers'
8-16	The Manager prepares a report for the Members on the submissions received during the consultation stage and recommends policies to be included in the new Plan. The report is submitted to the Members for their consideration.
16-26	The Members have 10 weeks to consider the Manager's Report. During this period the Members may issue directions to the Manager with regard to policies to be included in the new Plan.
23-38	The Manager prepares the pre-draft Development Plan and submits it to the Members.

Week	Stage
38-46	The Members consider the pre-draft Development Plan and make the Draft Plan which will be placed on public display.
46-48	The Draft Development Plan is prepared for public consultation.
48-58	The Draft Development Plan is placed on public display for a minimum period of 10 weeks during which time the public and other interested bodies may make written submissions/observations on the Draft Plan.
58-70	The Manager prepares a report on the submissions/observations received during the public consultation stage. This report will summarise the issues raised and outline the Manager's response to and recommendations on the issues.
70-82	The Members consider the Manager's Report and may decide to amend or make the Plan***
82-85	If the Members propose to amend the Draft Plan, the amendments are prepared for public display.
85-89	The proposed amendments are placed on public display for a minimum of 4 weeks during which time the public and other interested bodies may make written submissions/observations on the proposed amendments <u>only.</u>
89-93	The Manager prepares a report on the submissions and observations received on the proposed amendments. This report will summarise the issues raised and outline the Manager's response to and recommendations on the issues.
93-99	The Members consider the Manager's Report and make the Plan without or without the proposed amendments.
***There is provision for the Manager to order an additional period to carry out an Appropriate Assessment and/or Strategic Environmental Assessment of material amendments to the Draft Plan.	

1.3 Legislative Framework

The Manager's Report has been prepared in accordance with the requirements of Section 11 (4) (b) of the Act. It must:

- (a) list the persons or bodies who made submissions or observations, as well as any persons or bodies consulted by the authority. The persons, bodies and stakeholders consulted by the Planning Authority are listed in Appendix A. The persons, prescribed bodies, groups and stakeholders who made submissions and observations are listed in Appendix B.
- (b) summarise the issues raised in the submissions and during the consultations, where appropriate, but shall not refer to a submission relating to a request or proposal for zoning of particular land for any purpose. Section 2 of this report relates to the summary of issues raised.
- (c) give the opinion of the Manager on the issues raised, taking account of the proper planning and sustainable development of the area, the statutory obligations of the local authority, and any relevant policies and objectives of the Government, or any Minister of the Government. Section 2 of this report provides the Manager's opinion on the issues raised.
- (d) summarise the issues raised and recommendations made by the South-East Regional Authority in a report prepared in accordance with Section 27A of the Planning and Development Act 2000 (as amended) and outline the recommendations of the Manager in relation to the manner in which those issues and recommendations should be addressed in the Draft Plan. Section 3 of this report relates to the South-Eastern Regional Authority.
- (e) state the Manager's recommendations on the policies to be included in the Draft Plan. Section 4 of this report sets out the Manager's recommendations.

1.4 Pre-draft Consultation Stage

A public notice was published in the local newspapers on the 5 and 6 April 2011 announcing the review of the County Development Plan 2007-2013 and the preparation of a new Plan for the County. The notice invited the public and interested persons and bodies to make pre-draft submissions. The public

consultation period commenced on 8 April 2011 and concluded on 3 June 2011. During this period the Forward Planning team carried out extensive consultations in order to stimulate submissions on the review.

1.4.1 Issues Papers

The first phase in the public consultation process was the preparation and distribution of 'Issues Papers'. The 'Issues Papers' followed from a review of the main issues arising in the County and from a review of national, regional and local policy documents. The aim of the papers was to stimulate public discussion and debate on the broad planning and development issues to be considered in the new Plan. They were available to view at various County Council buildings throughout the County and on the Council's website www.wexford.ie, and were also available at the public consultation evenings.

The 'Issues Papers' covered the following broad topics:

- Strategic Planning Context;
- Core Strategy, Settlement and Housing;
- Economic Development and Employment;
- Rural Development;
- Transportation, Infrastructure, Energy and Waste;
- Environment;
- Heritage and Conservation;
- Community Facilities, Recreation and Education; and
- Urban Village and Rural Design.

The papers were circulated to the Members, prescribed bodies and a variety of interest groups, stakeholders and infrastructure providers. Letters were sent to the infrastructure providers inviting them to meet with the Forward Planning team. Meetings were held with Rosslare Europort and Eirgrid.

Consultation letters were also issued to a further 638 Consultees advising that the papers were available to review. These Consultees are part of the County Wexford Community Forum. The forum provides a platform for community and voluntary groups to network, build linkages, and be involved in the delivering

of issues relating to the economic, social and cultural development of the county. (refer to Appendix A for the full list of persons, prescribed bodies, stakeholders and groups consulted).

1.4.2 Consultation with Children

Section 8(b) of the Planning and Development (Amendment) Act 2010 introduced a specific requirement that public consultation should be carried out with children, or groups or associations representing the interests of children. The review public notice invited this group to make submissions. In addition, letters were sent to all Youth Clubs and children related groups in the Community Forum.

The Forward Planning team has contacted the Presentation Secondary School, Wexford Town, and has asked that the school consider allowing the team to use their blog for consultation on the Draft Plan. The blog, set up by their transition year students, discusses government etc. for these students.

1.4.3 Public Consultation Evenings

A series of consultation evenings were held during the pre-draft public consultation period. The purpose of the evenings was to encourage and facilitate further public discussion on the review of the existing Plan and preparation of the new Plan. The evenings were drop-in events with the Forward Planning team available to discuss on a one-to-one basis the issues raised. The meetings were held in the four main towns as follows:

Date and Time	Location
4 May 2011 5.00p.m to 8.00p.m	Talbot Hotel, Wexford Town
5 May 2011 5.00p.m to 8.00p.m	Amber Springs Hotel, Gorey Town
10 May 2011 5.00p.m to 8.00p.m	Brandon House Hotel, New Ross Town
11 May 2011 5.00p.m to 8.00p.m	Astro Active Sports Centre, Enniscorthy Town

1.5 Submissions and Observations received

During the public consultation period a total of 38 submissions and observations were received from the public, prescribed bodies and stakeholders. One submission was received after the closing date for submissions and has not been considered in this report. The list of persons, prescribed bodies, groups and stakeholders who made submissions and observations are detailed in Appendix B of this report.

1.6 Consideration of the Manager's Report by the Members

This report is submitted to the Members for their consideration. The Members, following consideration of the report, may issue directions to the Manager regarding the preparation of the Draft Plan. In accordance with Section 11(4) (d) of the Planning and Development Act 2000 (as amended), any such directions shall be strategic in nature, consistent with the draft Core Strategy and shall take account of the statutory obligations of the local authority, and any relevant policies or objectives for the time being of the Government or any Minister of the Government. The Manager shall comply with any such directions, providing the directions are in accordance with the proper planning and sustainable development of the Plan area.

Directions might consist of concerns that Members would like to see addressed or policies and/or objectives that Members would like to see incorporated into the Draft Plan. The Planning and Development Act 2000 (as amended) sets out mandatory objectives which must be included in the Plan. These include objectives for the zoning of land, the provision of infrastructure, the conservation and protection of the environment, and the integration of the planning and sustainable development of the area with the social, community and cultural requirements of the area and its population. Other non-mandatory objectives are also referred to in the Act. All of these objectives are set out in Appendix C.

Regard must be had to national and regional policy guidelines which will set the context for the Draft Plan. These include the National Spatial Strategy (NSS), the Regional Planning Guidelines for the South-East Region 2010-

2022 (SERPGs) and Section 28 Guidelines issued by the Minister. It is noted that the Planning and Development (Amendment) Act 2010 introduced a new requirement whereby the Draft Plan must be accompanied by a statement detailing how the Draft Plan has complied with Section 28 Guidelines issued by the Minister. The current Section 28 Guidelines are listed in Appendix D.

In issuing directions under Section 11 (4) (d) the Members are restricted to considering the proper planning and sustainable development of the plan area. Directions must be issued not later than 10 weeks after the submission of this report to the Members, that is, 29 September 2011.

1.7 The next stage of the Plan preparation process

Following receipt of directions, the Manager has a twelve week period to prepare the Draft Wexford County Development Plan 2013-2017. Once the Manager has prepared the Draft Plan it will be submitted to the Members for their consideration. The Members will have an eight week period within which to consider the proposed Draft Plan.

Section 2 Summary of issues raised in the submissions and observations and the Manager’s opinion on the issues.

2.1

A total of 38 submissions were received. The submissions and observations covered a wide range of issues which include:

- the environment, including natural heritage, strategic environmental assessment and appropriate assessment.
- Wind Energy
- Gaming and Arcades
- Motorways
- Retail development
- Infrastructure (Ports, electricity distribution and transmission, gas and telecommunications).
- Sustainable settlement patterns and transport
- One-off rural housing
- Energy
- Economic development
- Waterford Railway line
- Amenity

The submissions/observations have been considered in detail. This section provides a summary of each of the submissions/observations and the Manager’s opinion on the issues raised therein.

Submission No:	001
Name	ESB

Summary of Submission

- The submission notes that an agreement has been signed between the Department of Communications Energy and Natural Resources (DCENR), the ESB and a number of car manufacturers to provide incentives, infrastructure and electric vehicles to the Irish market.

- This will require the roll out of publicly accessible and private charging points and the location and availability of this infrastructure will be a key driver in uptake of electric vehicles. The location of these points should be in accessible areas such as streets, shopping areas, car-parks etc. It will also be necessary to provide charge points at appropriate locations for use on inter-urban journeys.

Manager’s Opinion

The Manager welcomes the initiative of the DCENR, the ESB and the motor industry and considers that policies and development management standards should be included in the Draft Plan.

Submission No:	002
Name	ESB Networks

Summary of Submission

- ESB Networks are the licensed Distribution System Operator and are responsible for planning, operating and maintaining all the sub-transmission (mainly 38kV system and some lines at 110kV), medium voltage (10kV and 20kV) and low voltage electricity network infrastructure in the Republic of Ireland.
- The submission provides details of the projects underway in Wexford, which include the installation of a second 20MVA 110kVA/MV at Wexford Stations and a new 40MVA 110 kVA/MV station at Gorey.
- The submission advises that there is significant lead time (3-4 years) involved in the provision of 110kV substations and therefore requests consultation as soon as possible in the process to ensure that the infrastructure is in place to meet the development needs.
- The submission further advises that the location of HV substations for 110kV infrastructural developments often proves problematic in urban areas and should be considered early in proposals for development.
- The submission requests that high priority is given to the provision of electricity infrastructure.

Manager's Opinion

The Manager welcomes the submission and thanks ESB Networks for the providing information with regard to their on-going and proposed projects in the County. The requirements with regard to lead time are noted and the planning authority will give due consideration to this issue when preparing the Draft Plan, in particular the Core Strategy and Wind Strategy. The Manager also acknowledges that an efficient network of transmission lines and associated infrastructure is required to facilitate development and appropriate policies, objectives and development management standards will be included in the Draft Plan in this regard.

Submission No:	003
Name	Kilmuckridge Community and Family Resource Enterprise

Summary of Submission

- This group operate a community based childcare facility providing playschool and after school service. The submission notes that their current premises are too small. The group is looking for an alternative site to be made available to them and suggest that the County Council might work with the local community to provide an appropriately designed building.
- The submission supports the provision of retirement villages and day care centres and suggests that these facilities be located within the community.
- It is suggested that the provision of additional transport facilities would assist in combating social exclusion.
- The submission highlights that there is no play facility in Kilmuckridge and that developers should be required to provide play facilities within new developments.

Manager's Opinion

This submission will be forwarded to the Community & Enterprise Section of the Council for further consideration with regard to this particular facility. The

Manager recommends that the Draft Plan should include policies, objectives and development management standards with regard to the provision of childcare facilities in accordance with the Childcare Facilities – Guidelines for Planning Authorities (DEHLG, 2001).

The Manager notes the views expressed in the submission with regard to retirement villages and day care services and considers that it would be appropriate to include policies in the Draft Plan to support the provision of these facilities. The Manager also notes the comments in the submission with regard to transport and social inclusion and considers that policies, objectives and development management standards should be included in the Draft Plan to facilitate the provision of appropriate transport facilities to help combat social exclusion.

Submission No:	004
Name	Rosslare Community Development Association Ltd

Summary of Submission

- The submission requests that the following policy be included in the Plan:
‘To refuse planning applications for Licensed Gaming and Amusement Arcades, as they are considered to be an undesirable use and potentially detrimental to the social, business and commercial environment of the County.’

Manager’s Opinion

The Manager will give further consideration to this issue but notes that this activity is not illegal.

Submission No:	005
Name	Teagasc

Summary of Submission

- The submission confirms that Teagasc will not be making a submission on the review of the County Development Plan.

Manager's Opinion

The submission is noted.

Submissions 006 & 006a

Two submissions were received from Catherine O'Connor. The second submission provides further details on an item mentioned in the first submission.

Submission No:	006
Name	Catherine O'Connor

Summary of Submission

- The submission notes that the key sources of economic resource development in Wexford are tourism (natural and built heritage), development (land, minerals energy) and quality of life.
- The objective in the existing Plan to carry out a social audit to identify areas where social facilities are lacking is noted and the submission requests an update on this.
- It is stated that there is a need for a map showing commonages, rights of way, heritage sites, scenic routes, marshes etc. Planning applications should include questions about these issues. Planning applications should show the development against skylines.
- The impact on visual amenity of businesses in rural areas needs to be considered.

- Concern is expressed about coastal erosion and climate change. It is submitted that there should be no development between the road and the coast.
- Social Housing needs to be considered.
- Rosslare Europort needs to be supported.
- Community services need to be integrated into large housing developments
- Views and vistas of natural beauty should be retained for tourism.
- The submission lists a number of 'mistakes' including unfinished estates, large scale commercial developments, inappropriate zonings in Duncannon, ribbon development and wind farms in beauty spots.
- Lack of protection of wetlands
- Lack of enforcement of planning conditions

Manager's Opinion

The Manager welcomes the submission and notes the importance of the resources referred to. The Manager would like to note that the Community and Enterprise Section of the Council have carried out a comprehensive audit of community facilities in the County. This audit entitled 'Directory of Community, Sport and Arts Facilities in County Wexford 2010' goes a substantial way to achieving the social audit objective referred to in the submission.

The Manager notes that most of the items which the submission recommends should be mapped are already mapped on the Council's GIS system. The Manager notes the comments with regard to coastal erosion and climate change. Following a detailed examination of these issues, appropriate policies, objectives and development management standards will be included in the Draft Plan.

The Manager notes the comments expressed with regard to social housing, Rosslare Europort, community services and the potential for impacts on the landscape from commercial development and considers that appropriate

policies, objectives and development management standards should be included in the Draft Plan in this regard.

The Manager considers that the scale of commercial developments which have been permitted in the County are commensurate with the scale of the towns in which they are located and that they provide an economic function which is vital to our economy and well being. The Manager notes the comments with regard to unfinished estates. This widespread problem, which has come about as a result of the economic downturn, is being well managed in Wexford with a dedicated multi-disciplinary team established to address the issue.

It is accepted that wind farms are located in scenic areas but this is an unfortunate consequence of the fact that the areas with an adequate wind resource usually coincide with upland areas which are also valued for their scenic amenity. The current Wind Strategy in the existing County Development Plan 2007-2013 follows the approach of the Wind Energy Development - Guidelines for Planning Authorities (DEHLG, 2006) to concentrate wind farms in certain locations to minimise the potential for impacts on scenic landscapes.

The Manager notes the comments with regard to inappropriate zonings in Duncannon and clarifies that this Plan has now expired.

The Manager refutes the claim that Wexford County Council does not enforce conditions of planning permissions and notes that the Council has one of the most active Enforcement Sections in the country with 1,284 Enforcement Notices served over the past three years.

The Manager also refutes the claim that Wexford County Council fails to protect wetlands. The Council has gone to considerable lengths to successfully pursue offenders through the Courts. The Council also plays an active role in managing and promoting our wetlands through our Environment

and Planning Sections, and is currently in the process of preparing a Biodiversity Action Plan for the County.

Submission No:	006a
Name	Catherine O'Connor

Summary of Submission

- This submission provides further details on the zonings in Duncannon referred to in Submission No 006. It contains details from an An Taisce document on flooding and the fact which states that lands subject to flooding should be dezoned.
- The submission also provides details of an appeal to An Bord Pleanála of a planning application granted by Wexford County Council on the lands referred to, which was subsequently refused by An Bord Pleanála.

Manager's Opinion

The Manager notes that the Duncannon Local Area Plan 2004 has now expired.

Submission No:	007
Name	Department of Environment, Heritage and Local Government (DEHLG)

This submission contains the nature conservation recommendations from the National Parks and Wildlife section of the DEHLG.

Summary of Submission

- All designated sites should be listed and mapped, should be zoned appropriately and policies and objectives should be included to ensure their protection. The Plan should take account of boundary changes that have occurred during the lifetime of the existing Plan.

- The submission lists five Circular Letters which should be taken into account when preparing the Plan. Attention is drawn to the instances where licenses are required under the Wildlife Acts.
- The Plan should recognise that protected species occur outside designated sites and have regard to the National Biodiversity Plan and the need to protect the County's biodiversity.
- The submission refers to Article 10 of the Habitats Directive (1992) which outlines the need to include linear features and stepping stones for biodiversity in land use plans (hedgerows, rivers, roadside verges). The submission refers to the importance of retaining the County's hedgerows and their appropriate removal and replacements where necessary.
- The submission notes the importance of wetland habitats which are an important source of biodiversity and contain many species listed under the Wildlife Acts and Habitats and Birds Directives.
- It is noted that floodplains should be identified and protected in the Plan to allow for the protection of these valuable habitats and provide areas for flood water retention.
- The Plan should protect both surface and ground water and ensure that proposed abstraction or discharges do not negatively impact on Natura 2000 sites.
- Particular attention is drawn to potential impacts on biodiversity and designated sites as a result of developments such as walkways, cycle ways and seating along rivers.
- Policies are recommended to protect against the introduction of alien species such as Japanese Knotweed.
- It is recommended that the Strategic Environmental Assessment (SEA) includes Strategic Environmental Objectives (SEOs) to cover habitats and species, both inside and outside of the designated habitats. The SEA should also include SEOs for water having specific regard to the species which need protection.
- It is important that Natural Heritage Areas (NHAs) and proposed NHAs, Natura 2000 sites and Article 10 of the Habitats Directive and the National Biodiversity Plan are taken into account when drafting the Plan and scoping the SEA.

- The requirement for Appropriate Assessment (AA) is noted and the Council is referred to the Appropriate Assessment – Guidelines for Planning Authorities (2009) and the EU Commission’s Guidance on Appropriate Assessment.
- The submission notes some of the main issues relating to AA which are:
 - (i) impacts of abstraction of water;
 - (ii) impacts of discharge of waste water;
 - (iii) impacts from wind farms;
 - (iv) impacts from major infrastructural proposals (roads, rail, sewers);
 - (v) additional population pressures and conflict with amenity proposals;
 - (vi) references to other national or county plans or strategies.

Manager’s Opinion

The Manager welcomes the submission from the DEHLG (as it was known at the time of the submission) and thanks the National Parks and Wildlife Service for sitting on the Steering Group and Working Group set up by Wexford County Council to prepare the County Local Biodiversity Action Plan.

The Draft Plan will include a map and a list of all designated sites and will include appropriate policies, objectives and development management standards to protect these sites. Policies in the Draft Plan shall be specifically worded to include for boundary changes to the designated sites that occurred during the lifetime of the existing Plan. The Draft Plan will include policies to protect species and habitats outside of the designated sites. It will also include policies for the protection and provision of linear features and stepping stones which in turn serve to protect and enhance biodiversity.

The Circular Letters referenced will be taken into account when preparing the Draft Plan.

The Manager recognises the value of floodplains and wetlands for biodiversity and will ensure that appropriate policies, objectives and development management standards are included in the Draft Plan to secure their protection.

The recommendations with regard to SEA and AA are acknowledged and will be incorporated into the respective processes.

Submission No:	008
Name	Stephen Meagher

Summary of Submission

- The Oylegate to Rosslare Harbour Motorway should be cancelled and the existing N11/N25 should be enhanced.
- Restore the Wexford-Waterford railway line with regular all day services.

Manager's Opinion

The Managers notes the comments with regard to the Motorway but considers that it is a fundamental piece of infrastructure to assist in the economic and social development of the County and the Region, in line with National and Regional policies.

The Manager agrees that the Wexford-Waterford railway line should be re-opened and regular services provided and it is recommended that this objective should be included in the Draft Plan.

Submission No:	009
Name	Susan Rickwood

Summary of Submission

- The submission states that it supports the Core Strategy that there should have more strict zoning for amenities and farming. It is stated that conservation and environmental issues are paramount.
- It is stated that there should be more promotion of the County through I.T.
- Support is expressed for rural diversification but opposition to unnecessary rural housing. Rural House design is important and guidelines should be provided. There should be no holiday homes allowed. Infrastructure

- requirements need to be predicted and provided. Housing should occur where this infrastructure is to be provided rather than remote rural areas.
- The Smarter Travel Policy should be implemented. The submission notes that there is reference to the Oylegate to Rosslare Motorway.
 - Alternative energy solutions are an important objective but have to be sited having regard to the environment.
 - It is stated that when its suits SACs, SPAs etc are ignored for the sake of development.
 - Concerns are expressed with regard to septic tanks, building on flood plains and coastal erosion.
 - The County's hedgerows and built heritage need to be protected.
 - More access is needed for walkers. More open spaces in built up areas are required.
 - Housing estates should include houses suitable for all age-groups to promote integration. Suggestions are made that empty houses could be bought by the Council for social housing.
 - Villages should be restricted to a sustainable size.
 - Concerns are expressed about the future and appearance of Rosslare Europort.
 - Conditions of planning permission need to be strictly adhered to. Retention planning permissions are taken advantage of. Little or no enforcement.

Manager's Opinion

The Manger welcomes the support expressed for the Core Strategy and agrees that conservation and the environment are of paramount importance in preparing the Draft Plan.

The Manager notes the comments with regard to rural housing. A review of the Rural Housing policy will take place in advance of the preparation of the Draft Plan. The Rural Housing policy will be prepared in accordance with the requirements of the Rural Housing – Guidelines for Planning Authorities (DEHLG 2005).

There is policy in the existing Development Plan which aims to encourage development into existing serviced centres and it is recommended that this policy is retained in the Draft Plan. The Manager does not consider it appropriate to ban holiday. The Manager will give further consideration to the appropriate and sustainable location and form of holiday homes in the County in advance of the preparation of the Draft Plan.

The Manager does not accept that Special Areas of Conservation (SACs) or Special Protection Areas (SPAs) are ignored in favour of development and advises that permission is not granted where it is likely that a proposed development would have a significant effect on a Natura 2000 site, Natural Heritage Area or proposed Natural Heritage Area.

The Manager notes the comments with regard to empty houses and notes that this widespread problem, which has come about as a result of the economic downturn, is being well managed in Wexford with a dedicated multi-disciplinary team established to address the issue.

There was no reference to the Oylegate to Rosslare Motorway project in the Issues Papers circulated as part of the initial consultation period as these papers were intended to stimulate discussion on the general policy and strategic issues in the Draft Plan rather than specific projects.

The comments expressed with regard to hedgerows, built heritage, access for walkers, open space, rural house design, village size, development on flood plains, coastal erosion and septic tanks are noted, and appropriate policies, objectives and development management standards will be included in the Draft Plan with regard to these issues.

The Draft Plan will contain policies aimed at achieving the objectives of Smarter Travel - A Sustainable Transport Future (Department of Transport 2009) and more sustainable travel patterns generally. The concerns with regard to Rosslare Europort are noted. Consultations have taken place with

the Manager of the Port during this process and it is noted that plans are advancing for the development of the port.

The Manager does not accept that there is a lack of enforcement of planning conditions and notes that Wexford County Council has one of the most active Enforcement Sections in the country with 1,284 Enforcement Notices served over the past three years. Where breaches of planning conditions come to the attention of the planning authority they are pursued.

Submission No:	010
Name	Brian Rickwood

Summary of Submission

- The submission states that it supports the Core Strategy but population projections and traffic numbers should be revisited having regard to the recession.
- It is stated that all land in the County should be zoned and it should mostly be zoned for agriculture or amenity.
- Support is expressed for rural diversification but opposition to unnecessary rural housing. Rural House design is important and guidelines should be provided. Holiday homes should be discouraged.
- There are a number of specific policy recommendations with regard to economic development including; the development of international IT links, encouragement of enterprise clusters and support networks, support for retail and tourist development, exploitation of the potential of science and technology and removal of barriers to growth.
- The Smarter Travel Policy should be implemented. The use of biodiesel and electric cars should be encouraged. There needs to be a radical look at public transport, park and ride schemes and pedestrianisation. Concerns are expressed about the possibility of the privatisation of Rosslare Europort and New Ross Port.
- Infrastructure requirements need to be predicted and provided. Housing should occur in district centres.

- There should be no masts, quarries or wind farms within specified distances of dwellings.
- Quarries should be licensed and checked for compliance and closed if unauthorised.
- Conditions of planning permission need to be strictly adhered to and enforced which they are not at present.
- The submission notes that there is no reference to the Oylegate to Rosslare Motorway in the Development Plan (sic)
- The County Biodiversity Plan needs to be completed and implemented.
- Rivers and coastal waters need to be protected.
- Concerns are expressed with regard to septic tanks, building on flood plains and coastal erosion
- The County's hedgerows, built heritage and natural resources need to be protected.
- More access is needed for walkers. More open spaces are required in built up areas.
- Suggestions are made that empty houses could be bought by the Council for social housing.
- Villages should be restricted to a sustainable size with a defined building envelope.
- It is stated that the Rosslare to Waterford railway line should be re-opened.

Manager's Opinion

The Manger welcomes the support expressed for the Core Strategy. The new Draft Plan will use the preliminary population data available from the Census of Population 2011. These figures were not available when the Issues Papers were being prepared.

The Manager notes the comments with regard to rural housing. A review of the Rural Housing policy will take place in advance of the preparation of the Draft Plan. The Rural Housing policy will be prepared in accordance with the requirements of the Rural Housing – Guidelines for Planning Authorities (DEHLG, 2005).

There is policy in the existing Development Plan which aims to encourage development into existing serviced centres and it is recommended that this policy is retained in the Draft Plan.

The Manager notes the comments with regard to holiday homes. The Manager will give further consideration to the appropriate and sustainable location and form of holiday homes in the County in advance of the preparation of the Draft Plan.

The Manager notes the concerns with regard to empty houses and notes that this widespread problem, which has come about as a result of the economic downturn, is being well managed in Wexford with a dedicated multi-disciplinary team established to address the issue.

The Manager welcomes the recommended economic development policies and further consideration will be given to these policies when the Draft Plan is being prepared.

The Draft Plan will contain policies aimed at achieving the objectives of Smarter Travel - A Sustainable Transport Future (DOT, 2009) and more sustainable travel patterns generally. The comments with regard to Rosslare Europort and New Ross Port are noted. It is considered that the Draft Plans should contain policies to support the development of these ports notwithstanding any threat of privatisation. Consultations have taken place with the Manager of the Rosslare Port during this process and it is noted that plans are advancing for the development of the port.

The recommendations with regard to specifying the distances that quarries, masts and wind farms should be located from dwellings will be given further consideration by the Manager when the relevant policies and development management standards are being prepared.

The suggestion with regard to the licensing of quarries is noted. The Manager advises that the process of registering quarries has been on-going in the

planning section since 2004. The planning section is also currently in the process of assessing the planning status of almost 100 quarries. While this is the subject of a separate statutory process under Section 261 & 261a of the Planning and Development Act 2000 (as amended), the Draft Plan will include policies with regard to quarrying.

The Manager does not accept that there is a lack of enforcement of planning conditions and notes that Wexford County Council has one of the most active Enforcement Sections in the country with 1,284 Enforcement Notices served over the past three years. Where breaches of planning conditions come to the attention of the planning authority they are pursued.

There was no reference to the Oylegate to Rosslare Motorway project in the Issues Papers circulated as part of the initial consultation period as these papers were intended to stimulate discussion on the general policy and strategic issues in Draft Plan rather than specific projects.

The County Biodiversity Plan is well advanced and the data gathered will inform the Draft Plan.

The comments with regard to hedgerows, built heritage, open space, access for walkers, protection of rivers and coastal waters, rural house design, village size, development on flood plains, coastal erosion and septic tanks are noted and appropriate policies, objectives and development management standards will be included in the Draft Plan with regard to these issues.

The Manager agrees that the Wexford-Waterford railway line should be re-opened and regular services provided and it is recommended that this objective should be included in the Draft Plan.

Submission No:	011
Name	National Roads Authority (NRA)

Summary of Submission

- The Authority recommends that in drafting the new Plan Wexford County Council should have regard to the provisions of Spatial Planning and National Roads (Draft) – Guidelines for Planning Authorities (DOT, 2010) and in particular Chapter 2 which addresses matters relating to development planning and national roads. Reference is made to the Land use and Planning Checklist set out in Section 12 of the Guidelines.
- The Authority supports practices aimed at concentrating development in established urban centres and designated development centres, subject to development being framed with coherent integrated land use and transportation strategies.
- The Authority seeks to ensure that the carrying capacity, operational efficiency, safety and investment in roads in Wexford are protected. The submission notes that this will be affected by the frequency of access point onto the network, the extent of development accessing the network and the availability of other transport modes.
- The submission notes that where large scale development is being proposed undeveloped lands adjacent to the road network should be protected, capacity enhanced and traffic management should be put in place. The operational efficiency of Regional and Local Roads should also be improved.
- There should be a clear policy to avoid the creation of additional access points from new developments outside 50kph zones.
- The Authority also note the contents of the Retail Planning Guidelines for Planning Authorities (RPGs) which state that there should be a presumption against large retail centres located close to existing or planned national roads or motorways.
- Details are provided of proposed projects in Wexford including; the amalgamated PPP for Gorey-Enniscorthy and New Ross Bypass, the N25/N11 Oylegate to Rosslare Harbour and the project on the N30

(Templescoby) Clonroche-New Ross. The submission advises that the planning authority's policies and objectives should not compromise road planning and route evaluation (including schemes which have been currently suspended). The Authority request that objectives relating to the development of the abovementioned schemes be included in the Plan. The Authority also requests that policies be included to protect National Roads from development which would interfere with route selection or construction of preferred routes.

- The submission notes that the Council may consider it appropriate to identify local improvements planned by the Council over the period of the Plan.
- The Council is referred to the National Roads Traffic Management Study which identifies network deficiencies and examines management requirements up to 2025.
- The Council is referred to the National Secondary Roads Study which identifies National Secondary Roads in need of investment, and in particular the N80.
- The submission outlines the general policies of the NRA including trip minimisation, co-ordination of transport and land use policies, encouragement of sustainable modes of transport, high standard of design for access and junctions on the national road network.
- The submission outlines a number of specific objectives which it recommends are included in the Plan including; requirements for Traffic and Transport Assessment (TTA) and Road Safety Audits (RSA), motorway service areas, and offline service areas, signage and noise.
- It is noted that while traffic assessments are useful on individual applications they are not a substitute for overall transport assessment of the area. The Authority therefore recommends a Strategic Transport Assessment should take place in advance of the preparation of the Draft Plan.

Manager's Opinion

The Manager welcomes this detailed submission and thanks the NRA for detailing proposed projects in the County. The Manager recommends that

objectives are included in the Plan relating to the development of the proposed projects and policies to ensure their delivery is not hampered.

The Manager notes the policy documents, general policies and study reports referred to. The Manager further notes the recommendations with regard to sustainable modes of transport, the integration of land use and transport, the protection of the existing network, design standards for all modes, TTAs and RSAs, motorway service areas, signage and noise. Appropriate policies, objectives and development management standards will be included in the Draft Plan having regard to the policy documents and study reports cited and the specific recommendations provided.

Further consideration will be given to the preparation of a Strategic Transport Assessment to inform the Draft Plan.

Submission No:	012
Name	Austin Pender

Summary of Submission

- This submission seeks the assistance of the Council (and Wexford Borough Council) in the provision of tennis courts for Wexford Parks Tennis.

Manager's Opinion

The Manager notes the submission and commends this organisation's work with children. While the provision of a tennis court is not something which could be facilitated by the Draft plan, it is recommended that policies with regard to appropriate provision of active amenity areas within private developments and public areas be included in the Draft Plan.

Submission No:	013
Name	Tim Ryan, Chairman Wexford Branch An Taisce

Summary of Submission

The points raised in this submission are drafted in response to the Issues Papers.

- The submission notes the use of outdated Census 2006 figures.
- The submission notes that there are no details given of the Village Hierarchy.
- Contradiction in stated aims ranging from conservation to growth.
- End the use of retention planning and enforce current planning regulations.
- End one-off houses unless they can be connected to mains services.
- New build should be concentrated in town and district centres.
- No further holiday homes.
- Village size should be restricted to a 'village envelope'.
- There should be a moratorium on all house building until surplus stock is reduced and CPOs should be used to make good ghost estates and reduce the numbers on the housing list.
- Recommendations are made with regard to economic development including measures to protect town centre retailing.
- Notes that An Taisce is opposed to motorway construction.
- Concerns expressed about the privatisation of New Ross Port and Rosslare Europort.
- Support is expressed for the Smart Travel Policy.
- Recommend development of public transport and the re-opening of the Rosslare-Waterford railway line.
- Recommend increased use of renewable energy and use of water conservation measures.
- Quarries, mast and wind turbines should only be located a specified distance from housing.
- Licensing of all quarries and closure of all unauthorized quarries
- Licensing of all septic tanks.
- Complete and implement the County Biodiversity Plan.

- Provide protection to SPAs and SACs.
- Concern expressed with regard to energy demand, CO2 emissions, flooding, coastal erosion, protection of hedgerows.
- Support principles of vernacular design.

Manager's Opinion

The Census of Population 2006 was used in the preparation of the Issues Papers, as the preliminary results of the Census of Population 2011 had not yet been released. Notwithstanding this no policies were/have been written using the Census 2006 figures as this is the 'Pre-draft' plan consultation stage.

The Issues Papers do not contain details of the Settlement Hierarchy as this is the 'pre-draft' plan consultation stage. To decide on the Settlement Hierarchy in advance of these consultations would be undemocratic.

It is considered that there is no contradiction in the stated aims and that it is possible to achieve conservation and sustainable growth.

It would not be appropriate to use the County Development Plan to take away peoples statutory right to apply for retention planning permission.

The comments with regard to one off houses and concentration of buildings in settlements are noted. A review of the Rural Housing policy will take place in advance of the preparation of the Draft Plan. The Rural Housing policy will be prepared in accordance with the requirements of the Rural Housing – Guidelines for Planning Authorities (DEHLG, 2005). However, it is not considered that it would be appropriate to include policies which prohibit people living within the areas in which they live and work where there are no public mains services available. The policy in the existing Development Plan aims to encourage development into existing serviced centres and it is recommended that this policy is retained in the Draft Plan. It is also recommended that the Draft Plan contain policies with regard to the scale and

pace of development in smaller settlements in accordance with the Sustainable Residential Development in Urban Areas (DEHLG, 2009).

The Manager notes the comments with regard to holiday homes. The Manager will give further consideration to the appropriate and sustainable location and form of holiday homes in the County in advance of the preparation of the Draft Plan.

The Manager welcomes the recommended economic development policies and further consideration will be given to these policies when the Plan is being drafted. A complete review of the existing Retail Strategy will take place in tandem with the preparation of the Draft Plan and appropriate policies, objective and development management standards will be recommended for inclusion in the Draft Plan.

The Draft plan will contain policies aimed at achieving the objectives of Smarter Travel - A Sustainable Transport Future (DOT, 2009) and more sustainable travel and settlement patterns. The comments with regard to motorway construction are noted however it is considered that motorway development/improvement, together with the development of sustainable modes of transport and the integration of land use and transport requirements, are all necessary to secure the balanced economic and social development of the County and the Region.

The concerns with regard to Rosslare Europort and New Ross Port are noted. It is considered that the Draft Plan should continue to support the development of these ports notwithstanding any threat of privatisation. Consultations have taken place with the Manager of the Rosslare Europort during this process and it is noted that plans are advancing for the development of that port.

The Manager agrees that the Wexford-Waterford railway line should be re-opened and regular services provided and it is recommended that this objective should be included in the Draft Plan.

The recommendations with regard to specifying distances the minimum distances that quarries, masts and wind farms should be located from dwellings are noted and will be given further consideration by the Manager when the relevant policies and development management standards are being prepared.

The suggestion with regard to the licensing of quarries is noted. The Manager advises that the process of registering quarries has been on-going in the planning section since 2004. The Planning Section is also currently in the process of assessing the planning status of almost 100 quarries. However this is the subject of a separate statutory process under Section 261 & 261a of the Planning and Development Act 2000 (as amended). The Draft Plan will however include policies, objectives and development management standards with regard to quarrying.

The Manager considers that existing planning regulations are efficiently enforced and notes that Wexford County Council has one of the most active Enforcement Sections in the country with 1,284 Enforcement Notices served over the past three years. Where breaches of planning conditions come to the attention of the planning authority they are pursued.

The County Biodiversity Plan is well advanced and the data gathered will inform the Draft Plan.

The comments with regard to energy demand and CO2 emissions, hedgerows, heritage, rural house design, village size, development on flood plains, coastal erosion and septic tanks are noted and appropriate policies, objectives and development management standards will be included in the Draft Plan with regard to these issues.

The Manager notes comments with regard to the protection of SACs/SPCs/NHAs and notes that the Draft Plan will be prepared having regard to the requirements of the Birds Directive (1979) Habitats Directive (1992) and Wildlife Acts and associated guidance documents.

Submission No:	014
Name	Patricia Byrne

Summary of Submission

The following points should be considered in the new Plan:

- Direct settlement to towns.
- No more estates in villages. Urban and village design should compliment existing buildings.
- Protect rural areas from one-off housing.
- Facilitate development of empty estates.
- The submission gives suggestions with regard to appropriate forms of development such as food, farms, local shops and education.
- No motorway from Oylegate to Rosslare.
- Improve public transport provision.
- Increase awareness with regard to energy and waste.
- Reference is made to peak oil and electric cars, clean air and river pollution.
- Improve/protect tourist spots graveyards, town walls, trees and hedgerows.
- There is a need for play facilities for children and allotments.

Manager's Opinion

The comments with regard to one off houses and concentration of buildings in settlements are noted. A review of the Rural Housing policy will take place in advance of the preparation of the Draft Plan. The Rural Housing policy will be prepared in accordance with the requirements of the Rural Housing – Guidelines for Planning Authorities (2005). There is policy in the existing Plan which aims to encourage development into existing serviced centres and it is recommended that this policy be retained in the Draft Plan. It is also recommended that the Draft Plan contain policies with regard to the scale and pace of development in smaller settlements in accordance with the Sustainable Residential Development in Urban Areas (DEHLG, 2009).

The Manager notes the comments with regard to empty houses and notes that this widespread problem, which has come about as a result of the economic downturn, is being well managed in Wexford with a dedicated multi-disciplinary team established to address the issue.

The Manager welcomes the recommended economic development policies and further consideration will be given to these policies when the Plan is being drafted.

There was no reference to the Oylegate to Rosslare Motorway project in the Issues Papers circulated as part of the initial consultation period as these papers were intended to stimulate discussion on general policy and strategic issues rather than specific projects. The Draft Plan will contain policies aimed at achieving the objectives of Smarter Travel - A Sustainable Transport Future (DOT, 2009). It will also include policies relating to the integration of sustainable travel and settlement patterns and the provision and upgrading of public transport facilities.

The comments with regard to energy, waste, peak oil, electric cars, clean air and river pollution are noted and appropriate policies, objectives and development management standards shall be included with regard to these issues. The suggestions with regard to the improvement and protection of tourist spots and the protection of graveyards, town walls, trees and hedgerows are noted and the Manager shall give further consideration to how these issues should be dealt with in the Draft Plan.

The Manager notes the stated need for play facilities for children and allotments and specific policies, objectives and development management standards will be included in the Draft Plan in this regard.

Submissions 15 & 15a

Two different submissions were received on 31/05/11 from different email addresses from An Taisce. While the content of the submissions is similar, it is considered that both should be summarised separately and the Manager's

opinion provided on each in the interests of comprehensiveness. In order to avoid unnecessary duplication where an issue has been covered in the summary of Submission No 15 it will not be covered in the summary of Submission No 15a.

Submission No:	015 (adminheritage@gmail.com)
Name	An Taisce

Summary of Submission

General comments

- This submission has two stated primary objectives:
 - (i) to achieve recognition in the text of the Draft Plan of the scale of the global challenges facing Wexford and the policies and objectives necessary to achieve a sustainable future, and
 - (ii) to accomplish a rapid convergence between policy and practice to attain implementation of national, regional and local policies.
- There have been a wide variety of policy documents produced aimed at achieving sustainable development but there has been a divergence between policy and practice. It notes that this has resulted in Ireland having one of the most unsustainable, economically inefficient, structurally weak and spatially dispersed settlement patterns anywhere in Europe. An Taisce therefore recommend that the Draft Plan include a schedule of targets, indicators and monitoring measures. A sample schedule is attached to the submission.
- The submission recommends the inclusion of a Sustainability Matrix in the Draft Plan setting out the range of sustainability criteria which should be intrinsic to all planning applications for development. It also recommends that all planning applications be required to be accompanied by a Sustainability Statement.
- The submission refers to the Judgment of the High Court in respect of Farrell & Forde v Limerick County Council in which Justice McGovern found that the Manager only had to give effect to the lawful resolutions of the elected representatives. The Manager has the power to treat a

resolution as invalid where the Elected Members have ignored the local authority's expert advise to the effect that the proposed development would be unlawful or contrary to the proper planning and development of the area unless the Members give a proper planning-based reason for rejecting the advise.

Legal/ Policy Requirements

- It is stated that under the Planning and Development (Amendment) Act 2010 it is now a mandatory requirement to include a Core Strategy 'which supports the creation of a strong compact and polycentric urban structure with a critical mass of population to support the economic provision of high quality transport and physical infrastructure with associated significant economic, social and environmental benefits'.
- The submission highlights that the Planning and Development (Amendment) Act 2010 requires that the Core Strategy must be 'consistent with' the NSS and SERPGs. This is now a legal requirement and it would be unlawful for the planning authority to deviate from these higher level plans and policies. The submission notes that this will result in a requirement for de-zoning and down-zoning and reprioritisation of new development towards compact serviced locations and targeted development centres.
- It is noted in the submission that as a result of the Planning and Development (Amendment) Act 2010 the Regional Planning Authority must now be consulted at every stage in the plan preparation process.
- It is stated that variance of Core Strategy provisions, zonings or policy statements from national ministerial guidelines and SERPGs could expose the Council to legal action and consequent overturning of the Plan.

Strategy

- The Plan should follow a rational, evidence-based and plan led strategy for the future sustainable development, and in particular the spatial development of the area. The submission suggests it is no coincidence that the emergence of enlightenment on the former point has coincided with national economic collapse and interrelated challenges of peak oil,

climate change, resource scarcity and the persistent degradation of our natural resources and its ecosystem services. An Taisce considers that the recession offers an opportunity to make the transition to a post-oil, low carbon, and locally resilient society and notes that the statutory planning system has a critical role to play in this.

- It is stated Wexford has followed a car based planning model in one off housing sprawl over the last few decades and that this has not created sustainable communities.
- The submission states that Wexford County Council has not established a credible reputation in strategic planning. It refers to a High Court case where it is stated that the Council was censured for its departure from the Strategic Planning Guidelines for the Greater Dublin Area.
- The submission suggests that the Council has undermined the provisions of the SERPGs and government policy documents, and it has promoted car based sprawl for both commercial and residential development.
- It highlights the following new mandatory objective which is included in the Planning and Development (Amendment) Act 2010:
 - ‘the promotion of sustainable settlement and transportation strategies in urban and rural areas including the promotion of measures to reduce energy demand in response to the likelihood of increases in energy and other costs due to long-term decline in non-renewable resources, reduce anthropogenic greenhouse gas emissions, and address the necessity of adaptation of climate change, in particular having regard to location, layout and design of new development.’
- It is stated this new objective will require a shift away from dispersed settlement patterns towards consolidation. It is also stated that the Plan must include concrete provisions to achieve reduced energy demand and greenhouse gas emissions.
- The submission recommends that the Plan include proactive measures to promote nucleation in villages. The planning authority is referred to the Environmental Protection Agency’s (EPA) publication ‘Sustainable Rural Development: Managing Housing in the Countryside’ (2010) and it is recommended that the policies in the document be included in the Draft Plan. The planning authority is further referred to Limerick County

Council's recently adopted policy which promotes nucleated settlements and serviced sites in villages.

- An Taisce is of the firm opinion that, having regard to the numbers and pace of one off housing developments in the last ten years (during which time 150,000 of the total 400,000 one off houses in the country were constructed), serious consideration should be given to a moratorium on a net increase in one-off housing units.

Environmental Considerations:

- The planning authority is referred to Fingal County Council's Development Plan and, in particular their section on Green Infrastructure and Biodiversity.
- The submission notes the requirement for:
 - (i) a statement which shows that the development objectives of the Plan are consistent, as far as practicable, with the conservation and protection of the environment; and
 - ii) a Strategic Environmental Assessment and a Habitats Directive Assessment.
- The submission highlights that biodiversity is a critical free ecosystem resource, but that it is a service that is not inexhaustible. It is noted that the resource is worth €2.6 billion per year to the economy and such a critical resource needs to be managed to ensure it is sustained as a renewable resource in the future.
- Reference is made to the new Draft National Biodiversity Plan. The planning authority's attention is also drawn to its legal obligations as a result of the Habitats and Birds Directives which were brought to light by recent European Court Judgments.
- The submission defines and describes the benefits of green infrastructure and notes its importance in informing the decision making process. This infrastructure can relate to a wide variety of uses and functions including waterways, brownfield areas and protected habitats.
- The submission refers to peatland areas in Wexford and notes that bog complexes are extremely sensitive to change. It also refers to the value of natural wetlands in the County which, it states are under threat from infill.

- An Taisce would welcome strong policies with regard to sustainably managed forests and indigenous woodlands. It is stated that forestry will have a huge role to play in Ireland's climate change strategy providing alternative biomass energy and diversifying the rural economy.
- The submission refers to the draft 'Soils Framework Directive' which recognises that soils are an important natural resource. The Directive emphasises the need to preserve soil functions, to preserve soils considered to have value, and to prevent the degradation of soils.

Greenhouse Gas, Peak Oil and Climate Change

- The submission notes that Wexford County Council has an obligation to reduce greenhouse gases and references the Government's 20:20:20 EU Agreement. Under this legally binding pledge Ireland must reduce greenhouse gases by 20% below 1990 levels and increase energy efficiency by 2020. It is stated that the levels of greenhouse gas produced by transport has increased by 170% over the 1990 levels.
- The submission notes the challenges presented by peak oil and climate change and that there is a need to develop policies which allow us to be more localised and resilient.
- The submission refers to the significant challenges presented by peak oil and specifically references the fact that transport in Ireland is 99% dependant on oil. It is noted that we are highly dependant on road haulage for freight. The submission acknowledges that there is no ready alternative for oil for private vehicle use and that the replacement of the current vehicle stock is economically and environmentally impractical. It is stated that the mass production of electric vehicles is wholly resource inefficient and the use of increasingly scarce energy for such unproductive uses would be imprudent. It is further stated that biofuels are not a solution as the use of land pushes up the cost of food.
- The submission recommends that the planning authority undertake an 'Oil Vulnerability & Carbon Price Impact Assessment'.

Sustainable Economic Development:

- The submission states that we are locked into an economic position which has a GDP growth imperative and as a result increased energy demand, emissions and resource throughput and depletion. It is noted that this does not account for the consumption of natural capital or the costs of anthropogenic pollution. It is stated that it is prudent to plan a different economic future including 'low growth' or 'no growth' scenarios.
- It is suggested that a strong local manufacturing base would make Wexford more resilient in the long run.
- The submission notes that there will be considerable pressure on the planning authority to grant planning permission for employment and rate generating development. However, it is advised that a strategy which strives to achieve critical mass in key urban centres should be pursued. The achievement of such agglomerations of scale supports the provisions of support services and infrastructure (physical and business).
- The submission refers to an OECD report which states that opportunities for development exist in all regions, including lagging rural regions and that greater development occurs when regions are able to mobilise their own local assets to capitalise on their specific competitive advantages.
- An Taisce strongly support local and rural enterprise and states that small scale enterprises based on the sustainable use of indigenous local resources, particularly agriculture, bio-energy, agri-business and forestry will become more important in building community resilience.
- It is suggested that the kernel of the rural enterprise strategy should be the creation of nucleated village settlements.
- An Taisce support national retail policy, including the sequential approach, the maintenance of vibrant town centres and a presumption against out of town retailing. It is noted that the availability of free out of town parking gives such locations a comparative advantage over the town centres.

Water

- It is stated that the management of surface water, groundwater and coastal water in accordance with the Water Framework Directive (WFD) will be a crucial challenge to the planning authority.

- The submission refers to ECJ (C-188/08) with regard to Ireland's failure to fulfill our obligations under the Waste Directive (75/442/EEC) with regard to the monitoring of waste water discharge through septic tanks in the countryside.
- Reference is also made to Circular Letter PD7/09 with respect to Waste Water Discharge (Authorisation) Regulations. The circular states that development shall not be permitted where there is insufficient cumulative capacity within the waste water treatment plant.
- The submission further references the Office of Public Work's (OPW) Catchment Flood Risk Assessment & Management Plans (CFRAMs), and the Section 28 Guidelines on Flooding for Planning Authorities produced in 2009. It is recommended that when the CFRAMs are completed all lands zoned in the County should be reviewed and de-zoned/re-zoned where appropriate.
- It is suggested that integrated wetland systems provide an innovative and proven method of treating effluent suitable for one-off developments, villages, urban areas, agricultural run-off, industrial run-off and surface waters etc. It is noted that they have associated biodiversity and recreational benefits and are cost effective and have low energy costs.

Social Sustainability and Human Health

- The submission refers to evidence which suggests that urban sprawl contributes to increasing obesity levels as a result of increased car dependency, longer commuter times and fewer opportunities for spontaneous exercise.
- The new requirement of the Planning and Development (Amendment) Act 2010 with regard to allotments and public rights of way is also noted.

Cultural and Architectural Heritage

- The submission recommends that areas of towns and villages of architectural heritage value should be designated as Architectural Heritage Areas.
- It is requested that the recommendations of the Architectural Heritage Guidelines for Planning Authorities be incorporated fully into the Plan.

Manager's Opinion

The Manager welcomes this comprehensive submission. The Draft Plan will be prepared having regard to the mandatory and discretionary objectives included in the Planning and Development Act 2000 (as amended), Section 28 Guidelines and the SEA and Habitats Directives. The Manager wishes to highlight that the Planning and Development (Amendment) Act 2010 has introduced a significant number of additional mandatory objectives which must now be included in the Draft Plan, such as the Core Strategy and objectives with regard to flooding, climate change and coastal erosion. A significant number of additional Section 28 Guidelines have also been produced since the last Plan was prepared.

The Manager refutes the assertion that Wexford County Council has not established a credible reputation for spatial planning. The Manager notes the ever increasing standard of plans produced by the Council. These plans are prepared in accordance with all statutory requirements and best planning practice. It is considered that the settlement strategy pursued is in compliance with national and regional policy documents and plans. The Manager notes the reference to a High Court Case in 2001 cited as Smith & McEvoy V's Wexford County Council, and the statement in the submission that Wexford County Council was censured and required to pay 50% of the applicants' costs for its departure from the Strategic Planning Guidelines for the Greater Dublin Area 1999 in this case. The Manager notes that this case was in fact Smith & McEvoy V's Meath County Council and had nothing whatsoever to do with Wexford County Council. This case is mentioned by An Taisce to 'support' their assertion that has not established a credible reputation in strategic planning. This is a serious factual error.

The Manager notes the recommendation that the Draft Plan should include a schedule of targets, indicators and monitoring measures and accepts that this would be a desirable approach.

The Manager considers that a policy supporting nucleated village development would be an appropriate approach, and one which should be pursued. However, a moratorium on one-off houses in rural areas is not considered appropriate. The Draft Plan will include a review of the Rural Housing policy and the new policy will be prepared having regard to the Rural Housing Guidelines for Planning Authorities (DEHLG, 2005) and the special characteristics of County Wexford. The planning authority shall also have regard to other relevant policy documents such as 'Sustainable Rural Development: Managing Housing in the Countryside' (EPA 2010) and SERPGs.

The Manager notes the details in the submission with regard to Biodiversity and advises that work is well advanced on the draft Local Biodiversity Action Plan for the County. This plan, together with accompanying databases, will be used to inform the policies in the Draft Plan. The Biodiversity Plan is being prepared in consultation with a wide variety of interest groups and stakeholders including An Taisce.

The details with regard to green infrastructure, peatlands, forests and soils are noted and appropriate policies, objectives and development management standards will be included in the Draft Plan in this regard.

The Manager accepts that there are great challenges as a result of oil shortages, anthropogenic greenhouse gases and climate change. The Draft Plan will seek to address this through a detailed Core Strategy which will match land use with the appropriate transport facilities and infrastructure. It is accepted that this alone will be insufficient. The Draft Plan will therefore also contain policies, objectives and development management standards with regard to settlement patterns, energy efficiency and energy development and measures which will lessen the impacts of climate change. The Plan shall also include a Strategic Flood Risk Assessment prepared in accordance with the Planning System and Flood Risk Management – Guidelines for Planning Authorities (DEHLG & OPW 2009).

The Manager accepts that it is essential to pursue a strategy to achieve critical mass in the key urban centres. The achievement of such agglomerations of scale will support the provision of economic support services and infrastructure (physical and business) and would result in synergising effects.

The Manager notes the details in the submission with regard to sustainable rural development. The Draft Plan will have at its centre a detailed examination of options for sustainable social and economic rural development. The resultant strategy will aim to maximise sustainable indigenous growth, while maintaining the characteristics of the landscape and the environment.

It is accepted that there are great challenges ahead in meeting the requirements of the Water Framework Directive (WFD) and the Draft Plan will set a clear framework of policies, objectives and development management standards to help to achieve these requirements.

The Manager notes the details in the submission with regard to architectural heritage and confirms the Draft Plan will be prepared in accordance with the Architectural Heritage Protection- Guidelines for Planning Authorities (DEHLG, 2004).

Submission No:	015a (planningsubmissions@gmail.com)
Name	An Taisce

Summary of Submission

- It is recommended that the Plan should ensure clarity of wording and avoid excessive flexibility, vagueness and ‘let out’ clauses.
- The Plan should include a high level of transparency, democratic participation and community empowerment.
- The planning authority has an obligation to secure the value of the multi-billion asset loan port-folio which has been transferred to the tax-payer via

NAMA. It is stated that excessive zoning of land would dilute this asset port-folio.

- The Plan should include a Climate Change Strategy. The submission is accompanied by an appendix which details the suggested contents of such a strategy.
- It is suggested that the Plan should aim to have electrical generation needs primarily met from renewable by 2020 and entirely met by 2030.
- It is stated that a local transport plan must be prepared setting out how the objectives of the national 'Smarter Travel Policy' will be implemented. The submission also considers that mobility management plans should be requested with all planning applications detailing how the development will comply with Smarter Travel Policy. It recommends that an emphasis needs to be placed on slow modes of transport and reference is made to the National Cycle Framework Policy and providing appropriate conditions for pedestrians.
- The sequential approach must be used in the zoning of lands.
- Land zoned for residential use should be located in close proximity to, or be well connected by public transport, to services (schools, retail uses, amenity uses) and employment sites.
- The Plan must include a detailed audit of physical infrastructure and a clear programme for implementation which links the provision of key infrastructure with sequential phases of zoned lands.
- Section 48 contributions for car-parking in town centres should not be applied to counteract vacancy in town centres.
- Out of town retailers should be required to charge for parking to level the playing field for in-town retailers.
- The Plan should prohibit the change of use of retail warehouses to non-bulky goods.
- It is recommended that the Plan should contain a policy which prohibits large floor-plate multiples which are dependant on complex oil supply chains in favour of smaller floor-plate local shops.
- A green belt policy should be pursued in peri-urban areas.

- Where there is no commitment to fund additional waste water treatment capacity in the Water Services Investment Programme, surplus lands should be de-zoned.
- Sustainable Urban Drainage Systems (SUDS), rainwater harvesting and an element of green roof technologies must be made mandatory in all new developments.

Manager's Opinion

The Manager welcomes this comprehensive submission. The Manager accepts that the Draft Plan should have clarity and simplicity of language. The Core Strategy will ensure that zoning proposals in subsequent Town and Local Area Plans will take place having regard to the sequential approach, appropriate available infrastructure and in accordance with the requirements of the Planning and Development (Amendment) Act 2010 to promote sustainable settlement and transportation strategies. The Draft Plan will also have due regard to the requirements of Smarter Travel - A Sustainable Transport Future (DOT, 2009).

The Manager notes the concerns expressed with regard to climate change and undertakes to include policies, objectives and development management standards in the Draft Plan which will deal comprehensively with this issue. The Manager notes the ambitious targets recommended with regard to energy generation and will ensure that Wexford County Council's policies and strategies facilitate development in renewable energy.

The Manager acknowledges the concerns with regard to retail development and will ensure that the Draft Plan and Retail Strategy are prepared having regard to the Retail Planning Guidelines for Planning Authorities (DEHLG, 2005).

The Manager will examine the possibility of adopting a green belt policy in order to reserve strategic land for the development of our towns. However, this must be balanced with the need to accommodate rural housing in

accordance with the recommendations of the Rural Housing Guidelines for Planning Authorities (DEHLG, 2005).

The Manager notes the comments in relation to SUDS and rainwater harvesting and appropriate policies, objectives and development management standards will be included in the Draft Plan in this regard.

Submission No:	016
Name	Cllr. Joe Ryan

Summary of Submission:

- Rosslare Europort needs to be put at the centre of economic development regeneration. Concerns are expressed that Rosslare is loosing out to Waterford Port because of the availability of the 'lift-on lift-off' (LoLo) facilities for rail freight at Waterford (and EU policy to move in this direction).
- The submission states the Port should be partly sold to a public private body, that the Fishguard Rosslare Harbour Railway Company should be dissolved and a stakeholding should be provided for Wexford County Council.
- Concerns are expressed with regard to SACs in the vicinity of the Port.
- It is noted that since the last County and Town plans that the requirement for residential land has reduced and it would be appropriate to re-examine this land and consider re-zoning these lands for employment related uses.
- There is a need for a body to replace County Wexford Tourism. It is also recommended that Wexford be marketed as a family tourism product.

Manager's Opinion

The Manager acknowledges the importance of Rosslare Europort and recognises its potential to provide a basis for export and logistics related industries in the County and region. Rosslare Harbour will be given priority in the Core Strategy and Settlement Hierarchy. The Draft Plan will support the recently prepared Proposed Draft Local Area Plan for Rosslare Harbour and

Kilrane which contains strong policies and objectives with regard to the port. The Manager will also seek to ensure that appropriate infrastructure and conditions are available to facilitate the development of the port. Further to consultations with the management of the port the Manager notes the proposals to diversify and expand activities at the port to include facilities for Lo-Lo, port deepening and infrastructural developments and improvements.

The Manager notes the comments with regard to the part-sale of the port but considers that this is not an issue which can be addressed through the County Development Plan.

The Manager notes the comments with regard to impacts on SACs. The Manager is cognisant of the importance of protecting these habitats. The implications of the proposals for development of the port on nearby Natura 2000 sites will have to be assessed in accordance with the Habitats Directive (1992). This has been considered under the proposed Draft Local Area Plan for Rosslare Harbour and Kilrane 2011. The Natura Impact Report prepared for this Plan found that project level assessment is adequate to allow for the inclusion of policies supporting the proposed development of the port in the Plan.

The Manager accepts the need to review lands in the County which are zoned for Housing. This will be done in the context of the Core Strategy and subsequent new town plans, variations to the town plans and Local Area Plans.

The Manager notes the comments with regard to marketing the County for family orientated tourism and will explore ways in which this might be achieved through the Draft Plan.

Submission No:	017
Name	Eirgrid

Summary of Submission

- Eirgrid manage the electricity transmission network. Their long term strategy is outlined in Grid25. Grid25 endorses the NSS goal of developing gateways (where 58% of demand is currently located).
- It is noted that transmission infrastructure will be required for the reinforcement of the transmission network which is related to growing electricity demand for existing customers, as well as new generation and large demand customers (i.e. industry).
- The submission provides details of the existing National Grid and National and Regional policy documents.
- Their strategy supports balanced regional development with an appropriate spread of investment. It states that the role of electricity infrastructure in balanced regional development needs to be understood and priority needs to be given to the development of this critical infrastructure.
- Details are provided with regard to projects in Wexford including; Lodgewood 220kV Station connecting the 220kV and 110kV, Banoge 110kV station and the re-development of Great Island. It is stated that there are no further specific plans for the County but that projects are likely to arise over the coming years to accommodate normal energy demand growth.
- The Government's EU target for growth of renewable electricity energy by 2020 is 40% and Eirgrid is committed to this policy. In this regard it is noted that upgrades to transmission networks would be required. In particular it is noted that with regard to wind energy generation, the location of the wind resource are often remote from main demand centres and that this explains the 'gates' approach to facilitating connections to the networks.

- The submission provides specific recommendations for policies to be included in the Plan with regard to:
 - the inclusion of references to the 'Policy Framework for Electricity Provision' in the Regional Planning Guidelines for the South East Region 2010-2022 and the specific criteria therein;
 - recognition of the importance of consulting with Eirgrid when considering applications for strategic infrastructure development; and
 - it is suggested that a Strategic Corridor is reserved in County Wexford for the necessary development of the electricity transmission network.
- Eirgrid note there are problems with the maintenance and repair of underground lines.

Manager's Opinion

The Manager welcomes the submission and thanks Eirgrid for details of their operations and plans for County Wexford.

The Manager notes the requirements of the policy documents referred to.

The Manager recognises the importance of the transmission network in balanced regional development and will ensure that the network is given appropriate priority in the policies contained in the Draft Plan.

The Manager notes the 'Gates' approach to the allocation of connections for wind farms and will have regard to available infrastructure in recommending appropriate wind energy development zones in the Draft Plan. The Manager notes the specific policy recommendations and recommends that appropriate policies, objectives and development management standards are included in the Draft Plan.

The Manager notes the comments with regard to a Strategic Corridor but considers that insufficient details have been provided with regard to this, particularly having regard to fact that Eirgrid have no further specific plans for the County. Further consultation will be required to clarify this matter.

Submission No:	018
Name	An Bord Iascaigh Mara

Summary of Submission

- The submission references and welcomes polices in the existing Plan with regard to fisheries and requests that 'aquaculture' be placed in the contents page and paragraph 4.4.3 of the Plan alongside fisheries to recognise its importance.

Manager's Opinion

The Manager recognises the importance and potential of the aquaculture industry and will ensure that it receives appropriate prominence in the Draft Plan. The Manager acknowledges that this is a different sector to fisheries and this will be reflected in the Draft Plan.

Submission No:	019
Name	Irish Concrete Federation (ICF)

Summary of Submission

- This submission notes the importance of the industry which provides approximately 11,000 jobs in the Country.
- It references ICF's role as a Consultee in Section 261 of the Planning and Development Act 2000 (as amended), the Quarrying and Ancillary Activities – Guidelines for Planning Authorities (DEHLG 2004) and the Environmental Management Guidelines for the Extractive Industry (2006).
- It notes that that quarry output needs to be worked where it is produced as transport provides the most significant cost.
- It is noted that longer term permissions are required for business planning (25 years) and that longer working hours are desirable for major infrastructural projects. The submission highlights that different planning conditions are attached to quarry permissions by local authorities and this means a level playing field does not exist.

- The planning system needs to recognise resource extraction areas and protect these areas. Where there are aggregates with special qualities this needs to be done on a County wide basis.
- It is stated that broad brush 'Landscape Character Assessment' is inappropriate and that quarrying needs to be carried at a local level.
- It is noted that consideration should be given to the economic restoration of quarries having regard to the low value of aggregate production.
- The submission recommends that the Geological Survey of Ireland (GSI) is employed to carry out aggregate resource analysis.
- It is recommended that an aggregates policy statement should be included in the Plan. It should recognise the importance of the industry, the importance of safeguarding the resources and the importance of environmental protection and restoration.

Manager's Opinion

The Manager recognises the importance of the aggregates industry to the economic development of the County, the employment provided by the sector and the work of the Irish Concrete Federation in policy formation in the country.

The Manager notes the comments with regard to duration of planning permissions, planning conditions and Landscape Character Assessment. Further consideration will be given to how these issues will be dealt with in the Draft Plan following a detailed examination of the relevant policy documents.

Further consideration will be given to mapping and analysis of aggregates in the County and the framing of policies which would protect such resources.

It is recommended that appropriate policies, objectives and development management standards are included in the Draft Plan to facilitate the sustainable (economic and environmental) development of this industry.

Submission No:	020
Name	Office of Public Works (OPW)

Summary of Submission

- The submission welcomes the section on flooding included in the Issues Papers.
- It is recommended that the Draft Plan focuses on the key principles of the Flooding Guidelines, in particular the sequential approach and justification test.
- It is stated that the Draft Plan should contain a Stage 1 Flood Risk Assessment (FRA) to identify areas at risk of flooding. If this process identifies an area being considered for zoning as prone to flooding, then a Stage 2 FRA should be carried out.
- The issue of climate change and how it could increase the risk of flooding should also be addressed.

Manager's Opinion

The Manager welcomes the submission from the OPW. The Draft Plan will be informed by the Planning System and Flood Risk Management-Guidelines for Local Authorities (DEHLG, OPW 2009) and will contain a Stage 1 Flood Risk Assessment (FRA). There will be no zonings in the Draft Plan, however the Manager will have regard to the findings of the FRA when deciding on the appropriate settlements to include in the Settlement Hierarchy in the Core Strategy.

The impacts of climate change on flooding will be examined and it is recommended that appropriate policies, objectives and development management standards will be included in the Draft Plan

Submission No:	021
Name	TPA planning consultants on behalf of Meenacloghspar (Wind) Limited

Summary of Submission

- The Plan should adopt a formulaic approach based on an analysis of key environmental, landscape, technical and economic criteria when determining the appropriate locations for future wind farm developments.
- The Plan should have regard to existing wind farms and existing planning permissions when deciding on appropriate locations as this would take account of investments made by developers and the ESB (roads, transmission infrastructure and substations).
- The Plan should allow for the ‘re-powering’ of (the replacement of existing old turbines with new), and extensions to existing wind farms (even if not included in ‘open for consideration’ zones). It is stated that this will allow for sustainable use of investments and to some extent impacts can already be assessed.

Manager’s Opinion:

The Manager welcomes the submission. The Draft Plan will contain a new Wind Strategy with up to date analysis of key environmental, landscape, technical and sustainability criteria. The analysis work will include an examination of the existing and permitted wind farms before a conclusion is reached on the most appropriate strategy to pursue. The Draft Plan will contain clear policies and objectives with regard to wind energy development and will be prepared having regard to the Wind Energy Development - Guidelines for Planning Authorities (DEHLG, 2006).

Submission No:	022
Name	Bord Gáis

Summary of Submission

- An Bord Gáis carried out a 'New Towns Phase II' study which concluded it would not be economic to bring gas to Wexford. It is stated however that the company will continue to review the potential to extend the network should developments in the region facilitate this.
- The submissions urges Wexford County Council to continue to recognise the importance of developing the natural gas network as laid out in Objective Inf2 of the County Development Plan 2007-2013.

Manager's Opinion

The Manager welcomes this submission and recommends that the Draft Plan includes policies and objectives which will encourage and facilitate the supply of gas to the County, particularly given the proposed gas pipeline to Great Island.

Submission No:	023
Name	Hutchinson 3G Ireland LTD

Summary of Submission

- The submission indicates that in recent times 'Three' has been implementing the National Broadband Scheme (NBS) throughout identified parts of the Country including parts of Wexford. The aim of the NBS is to bring affordable broadband to rural areas.
- Telecommunications infrastructure is necessary to enable the Smart Economy. It is stated that it is essential that a review of any planning related document recognises and provides for telecommunications infrastructure to sustain and promote future growth. It is therefore requested that policies to allow the continued facilitation of telecommunications infrastructure be included in the Plan.

- The submission provides details of Three’s plans to continue its provision of high quality broadband services and specifically to improve the networks coverage on National Roads, including the N11 and N25. It is stated that Three and its contractors will continue to liaise with the Council to find appropriate locations for its structures.

Manager’s Opinion

The Manager recognises the fundamental role of telecommunications infrastructure to sustain and promote future growth. It is therefore recommended that the Draft Plan include appropriate policies, objectives and development management standards to facilitate the development of telecommunications infrastructure, including broadband, in the County at suitable locations.

Submission No:	024
Name	Keep Ireland Open – c/o Roger Garland

Summary of Submission

General

- Keep Ireland Open submitted a detailed submission. This group is a voluntary organisation which lobbies for the legal right to reasonable access to the countryside.
- While the submission relates mainly to this issue it also provides recommendations on the structure and layout of the Plan, including that there be an index, sub-numbering and that the development management standards be included at the end of each chapter.
- With reference to the Single Farm Payment, it is recommended that the Plan include a paragraph which states that in future commonage and rough grazing should be considered an environmental/recreation resource.
- It is recommended that development proposals (including forestry development, golf courses, masts, quarries, wind farms etc) should be monitored for their impacts on Public Rights of Way (PROW) and walking trails.

- The submission emphasises the importance of giving accesses/walking routes a legal basis.
- It is stated that there should be an objective to prepare an inventory of recreational amenities in the County.

Walking and Cycling

- A significant number of policy recommendation/additions (21) are made with regard to walking routes. It is suggested that walking and cycling be dealt with as a separate chapter as it transcends transport, tourism and recreation.
- The submission outlines the specific needs and requirements of walking trails and the first preference is for off-road locations and second preference for quiet road etc. It recommends that a policy should be included to develop walking routes particularly those of historic and cultural significance. It is further recommended that appropriate access should be facilitated to archaeological sites and natural heritage sites (including Natura 2000 sites) and the Islands.
- It is submitted that little has been achieved under the County Development Plan 2007-2013 objectives WR1 (establish a list of walking routes) and WR3 (engage representative bodies with a view to developing walking routes) and that an undertaking should be given to carry out this work within 1 year of the adoption of the Development Plan.
- It is suggested that a policy should be included to facilitate the development of disused railways for amenity purposes.
- Other policy recommendation include:
 - the development of a walking/cycling policy within 1 year of the plan;
 - the development of car parks at the Blackstairs and southern end of the Wicklow Mountains;
 - the mapping of traditional paths and establishing them on a legal basis;
 - and
 - the connection of rural and urban areas through parks

Coastal Paths & Beaches

- The economic value of the Coastal path is noted. It is stated that the Cornwall/Devon path is worth Stg£325m.
- It is stated that public access should be provided to all beaches; that beaches should be named in the Plan and byelaws should be introduced to protect the beaches for reasons of health and safety and to protect vulnerable areas.

Inland Waterways

- Policies are recommended with regard to inland waterways and include:
 - facilitate access to rivers and canals;
 - no developments within 30m of rivers; and
 - ensure provision is allowed for walking routes in new developments along inland waterways.

Forestry

- It is recommended that a number of policies are added to the section in the County Development Plan 2007-2013 on forestry including policies which:
 - encourage access to all forestry including private forests. It is stated that the latter is reasonable having regard to the large grants available.
 - monitor the impacts of forestry on PROW, walking trails, and amenity value of land, visual impact especially above the 300m contour.

It is also recommended that the Plan should include a list of forests with recreational amenity value in the County.

Heritage, Conservation and the Landscape

- The submission recommends that the Council employ a Heritage Officer.
- It is recommended that commonages above 300m are preserved and access secured.
- It also recommended that the feasibility of extending Wicklow National Park and designating the Barrow as a Special Area of Amenity be explored. The Council is also recommended to consider carrying out a study of sites suitable for inclusion in UNESCO Worlds Heritage sites.

Fencing

- It is noted that fencing in upland areas can make it impossible to use these areas for recreational purposes. It is suggested that fencing in upland areas should not normally be permitted unless it is essential to the viability of the farm.

Public Rights of Way (PROW)

- A significant number (10) of policy recommendations are included with regard to PROW including:
 - preserve, maintain, improve and list PROW urgently (within 1 year);
 - give a legal basis to PROW using Compulsory Purchase Orders if necessary; and
 - development should not be allowed to interfere with PROW unless appropriate legal measures have been taken to extinguish them and provide new PROWS.

Manager's Opinion

The Manager welcomes this detailed submission with regard to access to the countryside and improvements required to walkways and cycle ways, Public Rights of Way etc. It is acknowledged that walking, cycling and other countryside recreational pursuits have much to offer to the economy and our quality of life and health. It is recognised that the Draft Plan can facilitate improvement of these areas.

The Manager also notes the importance of balancing individual property rights, the necessary operations of working farms and our obligations to protect heritage areas from undue pressures.

The policy recommendations with regard to walking and cycling routes are noted. Further consideration will be given to the inclusion of, and wording of objectives relating to the carrying out an inventory of walking routes and to engaging with prescribed bodies for the provision and improvement of walking routes. Consideration will also be given to the suggestions to include objectives to examine the feasibility of designating Special Areas of Amenity.

The Manager will give further consideration to how existing PROW and walking trails can be maintained and/or improved or new routes provided when development proposals such as wind farms, golf courses and forestry proposals are presented for approval. The Manager will continue to ensure that unauthorised proposals which interfere with PROW will be pursued through the Planning Enforcement Section of the Council or any other appropriate means. It is recommended that the Draft Plan include policies which ensure that new developments do not impinge on existing PROWS and, where possible, walking routes and that the provision of new routes is encouraged.

The Manager accepts that it is desirable to give legal status to access/walking routes but notes the expense involved in the suggested Compulsory Purchase Order option would be prohibitive and divisive.

The Manager accepts that the Coastal Path network has the potential to bring significant economic value to the County. It is recommended that the Draft Plan include appropriate policies, objectives and development management standards with regard to the coastal path.

The Manager notes the suggestion that access should be provided to all beaches but considers that this would not be environmentally and economically feasible in all cases. The Council will continue to maintain and improve existing accesses.

The Manager notes the policies recommended with regard to inland waterways, heritage and forestry. Following further detailed examination, appropriate policies, objectives and development management standards will be included in the Draft Plan in this regard.

The Manager notes the suggestion that disused railways be used for amenity purposes. There are merits to this proposal and accordingly it is recommended that this policy be included in the Draft Plan with the proviso

that this use does not interfere with the re-opening of lines. The re-opening of these railway lines will be an objective in Draft Plan as it would promote more sustainable travel patterns in the County and the region and encourage balanced social and economic development.

Submission No:	025
Name	Irish Wind Energy Association (IWEA)

Summary of Submission

- The submission notes that IWEA is Ireland’s leading renewable energy representative body. It further notes that wind energy provides significant revenue from jobs, rates, land rents, associated services and also provides secure energy at secure prices.
- The submission refers to Ireland’s binding agreement with the EU to provide 20% of our energy requirements from renewable sources by 2020, and the Government’s recent announced target of 40% of electricity supply from renewable sources by 2020.
- In 2011 there are 158 wind farms in Ireland providing 1838MW. It is stated that 4662MW is needed to meet our energy targets equating to 2000 new turbines in the next 9 years. There are currently four wind farms in Wexford providing 61MW.
- The Council should have regard to the resource, landscape, status of surrounding land and Wind Energy Development Guidelines (2006) when zoning areas suitable for wind farm development.
- It is advised that larger and more efficient wind turbines will mean that fewer turbines need to be erected. An additional 10-15% in height can increase yield by 50%.
- Grouping wind farms reduces costs and lead times for developers and infrastructure providers.
- The submission notes that the existing Plan only allows for two areas, that is, ‘open for consideration’ and ‘not normally permitted’. However, the Wind Energy Development - Guidelines for Planning Authorities (2006) allow for a third area i.e. ‘permitted in principle’.

- The submission includes a number of recommended amendments to the development management standards in the existing Plan namely:
 - an allowance for a landholder to provide a letter stating that they have no objection to a wind farm being located within 250m of their landholding;
 - that 125m is be an adequate set back from roads; and
 - that there should be no time restriction on wind farm developments.

Manager's Opinion

The Manager acknowledges that wind energy can play an important role in meeting our commitments with regard to reducing our dependence on fossil fuels. The Manager also acknowledges the potential importance of wind energy development in the County in terms of both direct economic benefit and security of energy supply.

The Manager notes that the Draft Plan will contain a complete review of the existing Wind Strategy in light of energy targets. The new Strategy will contain up to date analysis of key environmental, landscape, technical and sustainability criteria. The analysis work will include an examination of the existing and permitted wind farms before a conclusion is reached on the most appropriate strategy to pursue. It is recommended that the Draft Plan contain clear policies and objectives with regard to wind energy development and that these be prepared having regard to the Wind Energy Development - Guidelines for Planning Authorities (DEHLG, 2006).

The comments of IWEA with regard to the zoning categories and development management standards in the existing Plan are noted, and will be further examined in the overall review of the Strategy.

Submission No:	026
Name	Geological Survey of Ireland (GSI)

Summary of Submission:

- It is advised that if regionally important deposits have been identified any non-quarry development on these lands will sterilize these resources. An ideal approach would be to forecast the needs for granular and crushed rocks at the County level in relation to developments planned and evaluate if the existing quarries are suffice to provide what is required.
- It is noted that there is no guidance with regard to the distance quarries should be located from dwellings but that this should relate to the type of quarries.
- The GSI requests that Wexford County Council provide details of quarries in Wexford in Aggregate Potential Mapping.
- The submission questions whether SEA of the Wind Strategy was carried out in the County Development Plan 2007-2013.
- It is noted that the GSI's 'Irish Geological Heritage Programme' (IGH), in partnership with National Parks and Wildlife Service, will identify important geological and geomorphological sites throughout the county as Natural Heritage Areas (NHAs). The sites identified will be the minimum number of sites necessary to exemplify the each of 16 geological themes.
- As the NHAs will only include the exemplary sites there will be a second tier of sites of importance called 'County Geological Sites' (CGS) which could receive a measure of recognition and protection through the County Development Plan (as per the National Heritage Plan 2002).
- The list of IGH interest sites is appended to the submission and it is noted in the submission that the survey work has yet to be completed.
- The submission recommends that the Council could also include an action in the Plan to commission an audit of geological heritage, in partnership with the GSI, and to identify the measures necessary to protect these areas.
- A document entitled 'Geology in local authority planning' is also appended to the submission. It includes policy recommendations such as:

- to protect geological heritage sites from inappropriate development (including Natural Heritage Areas and County Geological Sites);
- to protect NHAs as they become notified to the local authority during the lifetime of the Plan;
- to include a condition on major developments that the GSI are notified in advance of significant excavations and the developer should facilitate the GSI in recording, logging sampling new rock or subsoil exposure.
- GSI data can also be applied to flood risk assessment studies.

Manager's Opinion

The Manager welcomes the submission and will ensure that statutory responsibilities with regard to the protection of geological heritage are met in the Draft Plan. The Manager recognises that geological heritage sites add to the diversity of our landscapes and require protection. It is therefore recommended that appropriate policies, objectives and development management standards are included in the Draft Plan to ensure their protection and/or appropriate use.

The Manager notes the County Development Plan 2007-2013 included an SEA which examined the environmental implications of wind farms. The Draft Plan will also contain an SEA.

Further consideration will be given to the mapping and analysis of aggregates in the County and the framing of policies which would protect such resources. It will also include appropriate policies, objectives and development management standards to ensure that the aggregates industry can be developed in a manner which is acceptable in terms of its impacts on amenity, (residential, recreational and visual) and the environment. The Manager will further examine potential conflicts between maintaining a healthy aggregates industry and protecting geological heritage.

Submission No:	027
Name	DPP Planning Consultants on behalf of Tesco Ireland Ltd

Summary of Submission

The submission requests that the Plan should:

- contain clear retail planning policies and objectives which are not protectionist towards existing interests, but rather support town centres in line with national and regional planning policies;
- adopt a proactive role in enhancing the vitality and viability of Wexford Town, Gorey Town, New Ross Town and Enniscorthy Town. This should include undertaking effective management and promotion of the town centres;
- adopt the sequential approach to the location of retail development as set out in the Retail Planning Guidelines;
- contain a Core Strategy which is clear in its support for the retail sector as a driver of economic growth;
- ensure a sufficient number of appropriately zoned and located sites to support a healthy and competitive retail sector. The submission quotes the RPGs which state that ‘sites should be capable of being accessed and serviced. They should be viable for the proposed use and likely to become available within a reasonable period of time’. The submission also notes that the Regional Planning Guidelines state that more measured growth needs to take place in the ‘Large Towns’ in the County to ensure that community, social and retail development keep pace with recent rapid phases of residential development;
- use the Census 2011 figures for the purposes of calculating future floorspace capacity;
- have regard to the retail offer in competing centres outside the County such as the gateway of Waterford, the hub of Kilkenny City and Carlow Town and the Greater Dublin area and ensure that Wexford has a comparable retail offer;
- support Foreign Direct Investment including food multinationals; and

- require car parking at a rate of 1 unit per 14m² Gross floor area for large food stores having regard to the fact that the majority of the main weekly food shop is almost always undertaken by car.

Manager’s Opinion

The Manager welcomes the submission. The Draft Plan will contain a new Retail Strategy which will be based on up to date floorspace, shopper and household surveys. The Draft Plan will contain clear policies and objectives in accordance with the Retail Planning - Guidelines for Planning Authorities (DEHLG, 2005). It will ensure that an adequate number of suitable, appropriately zoned and located sites are available to support a healthy and competitive retail sector. It will also contain appropriate objectives and development control standards based on the Retail Planning Guidelines and appropriate research.

The Council will continue to play a proactive role in enhancing the vitality and viability of Wexford Town, Gorey Town, New Ross Town and Enniscorthy Town.

Submission No:	028
Name	South East Regional Authority

This submission is discussed in Section 3.

Submission No:	029 and 029A
Name	John P Lynch, Manager, Rosslare Europort

Summary of Submission

Two submissions have been received from the Manager of Rosslare Europort. One was a submission to the Local Area Plan for Rosslare Harbour and Kilrane 2011, which is being prepared concurrently with the Draft Plan, and one related specifically to the County Development Plan. The second

submission was received outside the public consultation time-frame allowed for in Section 11(2). However, Section 11(3) (a) allows the Council to consult infrastructure providers by whatever means necessary. There is no time frame specified in this section.

- The submissions include details of the long term plans for the development of the Europort. The key elements of those plans include:
 - Expansion of the Europort's current exclusively roll-on roll-off (RoRo) business into load-on load-off (LoLo) traffic, initially through the use of MAFI trailers to carry containers on RoRo ships and eventually using container ships and/or ConRo vessels (a hybrid between RoRo and container ships);
 - The eventual development of a Railfreight terminal, but only after the expansion into containers and when there is clearly demonstrable market demand for a Railfreight service (RoRo shipping does not create demand for Railfreight services);
 - The reclamation of up to 20 hectares of additional land (i) to facilitate the longer port dwell times of containers and (ii) to accommodate the Railfreight terminal and associated freight storage requirements
 - The deepening of part or all of the Europort from the current 7.2 metres at chart datum to 9 metres and perhaps eventually to 11 metres;
 - The achievement of the above development would facilitate, and be accelerated by, the development of a port centric logistics zone¹ on lands adjacent to the Europort; and
 - The potential requirement and desirability to develop fueling facilities.
- The rationale for this development is outlined in the submissions. It references the fact that Rosslare Europort is the fourth largest port in the State in terms of tonnage and is the State's second largest port in the strategically important unitised freight sector, as well as the State's second largest passenger port.

¹ Described in the submission as a grouping of activities dealing with freight transportation (freight forwarders, shippers, transport operators, customs) and related services (storage, maintenance and repair)

- The submissions outline the necessary conditions to support the development of port centric logistics and the port including:
 - Accessibility – the upgrading/completion of the N11, N24, N25 & N80;
 - Adequate suitable land for development of associated uses;
 - Appropriate infrastructure including electricity, sewage and water;
 - Facilitation of anchor tenants providing exports; and
 - Conditions which would allow for the development of economies of scale and internal multiplier effects.
- Rosslare Europort requests that the ‘1902 Light House’ at Rosslare Europort, which is recognised on the National Inventory of Architectural Heritage (NIAH), is not included on the Record of Protected Structures. It is requested that no additional buildings within the Europort be protected in the Record of Protected Structures.

Manager’s Opinion

The Manager recognises the fundamental and strategic importance of Rosslare Europort to the economic development of the County. The Manager will recommend that appropriate policies, objectives and development management standards are included in the Draft Plan to facilitate the development of the Port subject to appropriate technical and environment assessments.

The Manager will endeavor to ensure that the appropriate infrastructural services and conditions are in place through the County Development Plan and the Rosslare Local Areas Plan to support the development of Europort and associated port centric logistics in the area. The Manager recognises the need for the critical infrastructures required to facilitate this development.

The Manager notes that proposals for re-fueling at the port should have to regard to potential for flooding and would be required to carry out a Flood Risk Assessment.

The Manager will give further consideration as to the whether it would be appropriate to de-list the light-house in advance of the preparation of the Draft Plan.

The implications of the proposals for development of the port on nearby Natura 2000 sites will have to be assessed in accordance with the Habitats Directive (1992). This has been considered under the proposed Draft Local Area Plan for Rosslare Harbour and Kilrane 2011. The Natura Impact Report prepared for this plan found that project level assessment is adequate to allow for the inclusion of policies supporting the proposed development of the port in the plan.

Submission No:	030
Name	George Delaney, President New Ross Chamber of Commerce

Summary of Submission

- It is stated that post-graduate education should be supported to facilitate development in the smart economy and it is suggested that this could be achieved through the development of Carlow IT or the financial support of students to study elsewhere. It is stated that joint support with industry could be explored.
- It is stated that the current rates system is unfair and needs revision.
- It is stated that dereliction and vacancy is a problem in many urban centres in Wexford and incentives should to be put in place to encourage businesses into these premises. It is suggested that empty premises could be leased by the local authority and rented to craft businesses acting as quasi-incubation units.
- The submission suggests ways in which the tourism, business and food industries could be developed, such as branding our food produce.

- It is submitted that Wexford should examine which industries would achieve benefits from clustering in County Wexford.
- The submission states that Wexford County Council should make clear its support for New Ross Port.
- The submission also refers to the development of green waste facilities, cycle ways and broadband.

Manager's Opinion

The Manager acknowledges that increasing educational attainment in Wexford will be extremely important in advancing the economy and, in particular in the smart economy.

The Manager notes that the reform of the rates system is outside the scope of the Draft Plan. The suggestions with regard to vacancy and dereliction are very welcome and the Manager will give further consideration to the inclusion of such policies in the Draft Plan.

The Manager notes the comments with regard to the clustering of industries and notes that the County Development Board, in its document Positioning Wexford for the Upturn, has identified a number of potential 'pillars of growth' (such as food and sustainable construction) which could form a basis for such clusters. The Draft Plan shall include appropriate policies and objectives to promote and facilitate the development of these areas.

The Manager recognises the important role that New Ross Port plays in the economic development of New Ross Town, the County and the Region and accordingly the Draft Plan will contain policies which support its retention and appropriate development.

The Manager notes the comments with regard to green waste, cycle ways, renewable energy and the development of broadband infrastructure and

appropriate policies will be included in the Draft Plan with regard to these issues.

Submission No:	031
Name	Ray Spain c/o South-Eastern River Basin District

Summary of Submission

- No comments to make at this time.

Manager's Opinion.

This submission is noted.

Submission No:	032
Name	Dublin Airport Authority

Summary of Submission

- No comments to make at this time.

Manager's Opinion.

This submission is noted.

Submission No:	033
Name	Department of Communications, Energy and Natural Resources

Summary of Submission

- No comments to make at this time.

Manager's Opinion.

This submission is noted.

Submission No:	034
Name	Wexford Borough Council

Summary of Submission

- No comments to make at this time.

Manager's Opinion.

This submission is noted.

Submission No:	035
Name	Darren Ó Ceallaigh, Cathoirleach, Na Macallaí

This submission was received after the closing date for submissions and accordingly cannot be formally considered.

Section 3 South-East Regional Authority Submission

3.1

Section 11 (4) (bc) of the Planning and Development 2000 (as amended) requires the Manager's report to contain a summary of the issues raised and recommendations made by the Regional Authority in their report prepared in accordance with Section 27A of the same Act. This section will summarise the issues and recommendations of the South-East Regional Authority and outline the Manager's recommendations in relation to the manner in which those issues and recommendations should be addressed in the Draft Plan.

3.2 Summary of submission

The submission of the South-East Regional Authority welcomes the 'Issues Papers' and notes the comprehensive nature of the document, its user friendly format and the Council's commitment to public consultation, including public information meetings, at this early stage in the Plan review process.

Having regard to Section 11(2) of the Planning and Development Act 2000 (as amended) the Regional Authority makes the following observations on the matters for consideration during the course of preparing the Draft Plan:

- An evidence-based Core Strategy, which is clear and concise, is a vital component of the Plan.
- There should be careful consideration of the implications of population targets for achieving the best distribution of residential development, employment and other development and services within the Plan area.
- There should be consideration as to the best use of land having regard to the location, scale and density of new development and its potential to benefit from and support public transport and infrastructure services.
- Account should be taken of ghost estates and planning permissions that are currently live in the Plan area and a management framework should be put in place to monitor and manage these issues over the lifetime of the Plan.

- The Draft Plan should promote an integrated approach to planning for land-use and transportation, particularly for large scale development sites involving the promotion of sustainable transportation / smarter travel policies where such development potential is identified.
- The Draft Plan should address the setting of objectives to provide for physical, economic and social infrastructure in the Plan area in a manner which promotes balanced regional development.
- The housing, settlement, economic and retail objectives of the Draft Plan and its Core Strategy should be clearly aligned with the Regional Planning Guidelines for the South-East Region 2010-2022.
- The Planning Authority should be satisfied that the proposed Draft Plan is fully compliant with the requirements of the Regional Planning Guidelines for the South-East Region 2010-2022 in relation to Flood Risk Assessment, Strategic Environmental Assessment, Appropriate Assessment and all relevant EU Directives and the Water Framework Directive and associated documents.
- In order to facilitate timely responses by the Regional Authority in the forthcoming Development Plan review process, it is recommended that an overall timetable be developed to identify the various phases of the Plan preparation where Regional Authority input is required, having due regard to the statutory requirements and timelines set down in the Planning Act.

3.3 Manager's Opinion

The Manger welcomes the submission of the South-East Regional Authority and undertakes that the Draft Plan will be consistent with the Regional Planning Guidelines for the South-East Region 2010-2020 and the population targets therein.

The Draft Plan will include a detailed evidence based Core Strategy that will ensure the optimal distribution of residential, employment and other uses having regard to the population targets in the Regional Planning Guidelines for the South East Region 2010-2022. The settlements which the Manager will recommend for inclusion in the Settlement Hierarchy in the Core Strategy

will ensure that land use, public transport and infrastructure are integrated to provide sustainable settlement patterns. The Manager will also take account of the requisite for the appropriate location, scale and density of new development having regard to public transport and infrastructure services.

The Manager recommends that the Draft Plan pursues a strategy which achieves an integrated approach to planning for land use and transportation, particularly for large scale development sites. The recommendations of Smarter Travel – A Sustainable Transport Future (Department of Transport, 2009) will be integrated into the Draft Plan.

The Draft Plan will set out appropriate objectives to provide for physical, economic and social infrastructure in the Plan area in a manner which promotes balanced regional development.

The Draft Plan will contain a new Housing Strategy and Retail Strategy. These strategies will be aligned with the objectives of the Draft Plan, its Core Strategy, the SERPGs and the NSS. The Draft Plan will also contain a complete review of the economic development policies in the existing plan and propose policies, objectives and development management standards which shall stimulate sustainable economic development and balanced regional development.

The Manager acknowledges that unfinished estates must be dealt with in a comprehensive manner in the Draft Plan. The Manager notes that such developments are being well managed in Wexford with a dedicated multi-disciplinary team established to address the issue. Following on from the findings of this group, and having regard to the Managing and Resolving Unfinished Housing Developments - Guidance Manual for Public Consultation (2010), the Manager shall recommend a clear framework for dealing with such estates for inclusion in the Draft Plan.

The Draft Plan will include a Level 1 Strategic Flood Risk Assessment (SFRA) and ensure that the Core Strategy is consistent with the findings of the SFRA.

The Draft Plan and SFRA will be prepared having regard to The Planning System and Flood Risk Management – Guidelines for Planning Authorities (DEHLG & OPW 2009) and will include appropriate policies, objectives and development management standards to ensure that new development is managed in such a way as to manage and minimise the risks associated with flooding.

The Draft Plan will contain a Strategic Environmental Assessment which will be prepared in accordance with the EU, Strategic Environmental Assessment Directive 2001/42/EC, EC (Environmental Assessment of Certain Plans and Programmes) Regulations 2004, and the Implementations of SEA Directive (2001/42/EC) Assessment of the Effects of Certain Plans and Programmes on the Environment – Guidelines for Regional Authorities and Planning Authorities (2004). The SEA will inform the Draft Plan and ensure that the environment and sustainability issues are integrated from the start of the plan process.

The Draft Plan will comply with the requirements of the Habitats Directive (1992) and the requirements of the Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities (2009). The Draft Plan will take full cognisance of the Water Framework Directive (2000/60EC) and the South-East River Basin Management Plan 2009-2015. The Plan will contain appropriate policies, objectives and development management standards to ensure that the requirements of these Directives and associated Regulations and Guidelines are fully met.

The Manager recognises the tight timeframes dictated by the Planning and Development Act 2000 (as amended), during which the Regional Authority is required to respond at the various stages during the plan process and undertakes to provide the Authority with an overall timetable for the Plan process.

Section 4 Manager's recommendations on the policies to be included in the Draft County Development Plan 2013-2019.

4.1

The purpose of this section is to state the Manager's recommendations on policies to be contained in the Draft Wexford County Development Plan 2013-2019, as required by Section 11(4) of the Planning and Development Act 2000 (as amended). These recommendations are not intended to represent all of the policies or the precise wording, which will be dealt with in the Draft Plan. It is a representative indication of the type of policy issues, which the Elected Members and Officials need to consider in the preparation of the Draft Plan following on from the initial review and public consultation. As the review and preparation of the Draft Plan progresses further issues or policy topics may arise that are not referred to in this report.

While each of the chapters in the Draft Plan will have specific policies, the overall aim of the Development Plan will be to provide a clear, simple, easily understood policies which promote sustainable development, maximise economic and tourism development in the County, increase and promote social inclusion and protects and enhances the natural and built environment.

4.1 Strategic Policies

- To implement the National Spatial Strategy and the Regional Planning Guidelines for the South-East Region 2010-2022 by encouraging and directing growth into the Hub of Wexford Town, the Larger towns of New Ross, Enniscorthy and Gorey and the District Towns of Castlebridge and Bunclody. It is likely that Rosslare Harbour and Courtown will be added to this list.

- To promote an appropriate balance of development across the county, by developing a hierarchy of high quality, vibrant urban centres and clearly delineated areas of growth.

- To enhance the quality of life of the County's residents by promoting the growth of economic activity and increasing employment opportunities while protecting and improving the quality of the built and natural environments and ensuring the provision of necessary infrastructure and community facilities.
- To promote sustainable development by providing for the integration of economic, environmental, social and cultural issues into development plan policies and objectives. Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA) processes will assist this integration.
- To protect, maintain and enhance the natural and built heritage of the County.
- To develop detailed policies and strategies to combat climate change and adapt to the effects of climate change, with particular reference to land-use, energy, transport, water resources, flooding, waste management and biodiversity.

4.2 Core Strategy, Settlement and Housing

- To support and develop the role of Wexford Town as a Hub and key driver of economic and social growth in the County and in the South-East region.
- To ensure that an appropriate quantum of land is zoned at suitable locations in the County in accordance with the preparation of a new Core Strategy. The development of such lands will be subject to adequate and appropriate infrastructure, in particular wastewater, water, transport, waste management, community services and amenities, being available.
- To ensure the Larger Towns and District Towns will in so far as practical be self-sufficient through the provision of employment activities, retail services and social and community facilities.
- To provide for a strong network of settlements that allows for the sustainable and balanced growth of the County, whilst maintaining rural areas and their communities.
- To complete a full review and update of the existing Housing Strategy.
- To direct growth to appropriate villages.
- To have regard to the Sustainable Residential Development in Urban Areas-Guidelines for Planning Authorities, December 2008 and Best

Practice Urban Design Manual (Companion document to the Sustainable Residential Development in Urban Areas Guidelines), May 2009.

- To develop a framework for the management of unfinished estates and to continue to ensure that the Council is proactive in resolving the issues surrounding these developments.

4.3 Economic Development and Employment

The Draft Plan will include policies that promote and support employment creation and enterprise development in County Wexford in order to support the economic recovery and prosperity of the County. Policies in the following areas will be included:

- To encourage and facilitate sustainable economic development and increased job opportunities throughout the county.
- To encourage the sustainable utilisation of natural resources to foster economic development including the expansion of rural tourism, the development of aggregates and the development of renewable sources of energy.
- To encourage and facilitate the re-use and regeneration of vacant buildings.
- To ensure infrastructure is provided to accommodate growth in new and emerging sectors and support new forms of development.
- To facilitate and support the development of the Wexford campus of Carlow Institute of Technology to achieve its full potential and to promote development which would provide links to the campus.
- To promote and encourage innovation, incubation, research and development, and facilitate high potential start-up businesses.
- To facilitate home based economic development that does not impact negatively on residential or natural amenities.
- To protect and develop the roles of the Rosslare, New Ross, Kilmore Quay and Courtown ports.

Retail

- To Draft a new County Retail Strategy.
- To facilitate retail development which retains and enhances the vitality and viability of the existing retail centres.
- To encourage and facilitate innovation in the County's retail offer.

Tourism

- To facilitate and promote the development of sustainable tourism in the County.
- To ensure that tourism is developed in a manner and at a scale that it remains viable into the future and does not degrade the natural and built environment or the local culture in which it exists.
- To preserve and improve our recreational amenities to facilitate the development of rural tourism.

4.4 Rural Development and Employment

The Draft Plan will include policies that promote and facilitate rural development and rural based employment. Policies in the following areas will be included:

- To protect and enhance the County's rural countryside and the existing agriculture and horticulture enterprises.
- To support the development of agricultural activity in rural areas whilst having regard to environmental considerations.
- To facilitate the diversification of the rural economic base to meet market requirements, in accordance with sustainable development objectives for rural areas.
- To encourage the development of environmentally sustainable agricultural practices. To ensure that such development does not impinge on the visual amenity of the countryside and to ensure that watercourses, wildlife habitats and areas of ecological importance are protected from the threat of pollution.
- To promote the sustainable use of and protection of the aquatic environment.

- To encourage the development of sustainable farm forestry as a means of promoting rural diversity and strengthening the rural economy.

Quarries

- To facilitate the economic exploitation of minerals including aggregates in a sustainable manner which maximises use of scarce resources, protects visual and residential amenities, supports road safety and protects the environment.

4.5 Transportation, infrastructure, Energy and Waste

The Draft Plan will include policies in relation to transport, water, wastewater, flooding, waste management, energy and telecommunications and specifically policies in the following areas;

Transport

- To have regard to Government policy as expressed in ‘Smarter Travel: A Sustainable Transport Future’, to promote and facilitate land use patterns, infrastructure works and other measures which:
 - reduce reliance on car usage,
 - improve safety,
 - support efficient public transport networks,
 - facilitate easy walking and cycling,
 - reduce social isolation,
 - maximise returns on public expenditure, and
 - support economic development.
- To facilitate and promote the upgrading and expansion of public transport networks and services including rail and bus, and to facilitate access to public transport networks for all Wexford citizens living in urban, suburban and rural areas. This policy will be supported by a specific objective to reopen the Wexford-Waterford railway line.
- To facilitate and promote arrangements for safer cycling and walking for all Wexford citizens living in urban, suburban and rural areas.
- To facilitate and promote ease of movement for people with disabilities.

- To facilitate new road construction (to include the protection of route corridors and route options), and to manage, maintain and enhance existing and proposed road network in a manner which has regard to the development of sustainable land use patterns, the promotion of public transport, cycling and walking, and economic development.
- To facilitate and promote refueling options for non-fossil fuel vehicles.
- To facilitate and promote the sustainable growth and redevelopment of ports, harbours and piers in the County, including facilitating freight movements by train.
- To support the development of recreational marinas at appropriate locations.

Public Water and Wastewater

- To facilitate, as resources allow, for the upgrading and provision of public water supply (including conservation measures) and public sewerage systems (including conservation measures), for existing and proposed development, in accordance with the Core Strategy.
- To facilitate the provision of sustainable private infrastructure proposals subject to compliance with EU, National and local policies for the protection of the environment.
- To promote the sustainable use of water and ensure the use of water conservation measures in all new development within the County.

Flooding

- To regulate, restrict and control development in areas at risk of flooding.
- To minimise the level of flood risk to people, businesses, infrastructure and the environment, through the identification and management of existing, and potential future flood risks through the implementation of the Planning System and Flood Risk Management Guidelines for Planning Authorities (DEHLG, OPW 2009).
- To require proposals for vulnerable developments in Flood Zone A or Flood Zone B to be accompanied by an appropriate Site-Specific Flood Risk Assessment carried out in accordance with the Planning System and Flood Risk Management Guidelines for Planning Authorities (DEHLG,

OPW 2009). The assessment must detail how the requirements of the Development Management Justification have been complied with.

- To protect and enhance the County's floodplains and wetlands and coastal areas as vital 'green infrastructure' which provide space for storage and conveyance of floodwater. These areas enable flood risk to be more effectively managed and reduce the need to provide flood defenses in the future.
- To ensure that where flood protection or alleviation works take place that the natural and cultural heritage and rivers, streams and watercourses are protected and enhanced.

Telecommunications

- To facilitate and promote the development of a telecommunications infrastructure which supports economic development in a manner which protects important amenities and encourages optimal utilisation of existing permitted infrastructure.

Energy

- To facilitate and promote the provision of an efficient, secure and affordable energy infrastructure.
- To facilitate and promote the use of renewable energies at a macro- and micro-level.
- To facilitate and promote energy efficiencies.
- To facilitate research into, and exploration for, new energy resources subject to meeting amenity and environmental standards.
- To facilitate the development of both individual domestic wind turbines and commercial wind farm developments in accordance with a County Wexford Wind Strategy, which will form part of the Draft Plan.

Waste Management

- To contribute to and facilitate implementation of a Joint Waste Management Plan for the South-East region for the plan period.
- To ensure that measures to reduce waste generation are implemented and people are encouraged to re-use and recycle.

- To require that the disposal of residual waste is undertaken in a manner which protects the environment and amenities, and reduces fly-tipping and litter generation.
- To facilitate proposals to generate energy from waste subject to meeting amenity and environmental standards

4.6 Environment

Wexford has a rich natural heritage which is a key asset for the County, being vital for the quality of life its people and important in attracting visitors and maintaining competitiveness. The Draft Plan will include policies that proactively conserve and manage the County's natural heritage and specifically policies in the following areas:

- To protect natural heritage in particular designated nature conservation areas including the Natura 2000 network of internationally important sites and the nationally important designated and proposed Natural Heritage Areas.
- To ensure full compliance, with the requirements of Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment – The SEA Directive, and the associated Planning and Development (Strategic Environmental Assessment) Regulations, 2004.
- To ensure the requirements for Habitats Directive Appropriate Assessment met for new/reviewed/amended Plans or proposed projects that may have the potential to impact on Natura 2000 sites.

Water Framework Directive

- To ensure that the conservation and enhancement of natural heritage is a key priority in water resource management and to implement the requirements of the Water Framework Directive and South East River Basin Management Plan (including the protection of the quality of surface waters, ground waters and coastal waters).

Climate Change

- To support the National Climate Change Strategy 2007-2012 and facilitate measures which seek to reduce emissions of greenhouse gases.

- To develop a Climate Change Action Plan for the South-East Region in partnership with South-East Regional Authority, and its composite local authorities, Local Energy Agencies and other stakeholders.

Coastal Protection

- To protect, enhance and sustainably manage the County's coastline and its resources.
- To ensure the County's natural coastal defenses, such as beaches, sand dunes, marshes and estuary lands, are protected and not compromised by inappropriate works or development.
- To Identify, prioritise and implement necessary coastal protection works subject to the availability of resources, whilst ensuring a high level of protection for natural habitats and features, and having due regard to visual and other environmental considerations in the design of any such coastal protection works.
- To strictly control the nature and pattern of development within coastal areas and ensure that it is designed and landscaped to the highest standards and sited appropriately so as not to detract from the visual amenity of the area. Development shall be prohibited where the development poses a significant or potential threat to coastal habitats, and or/where the development is likely to result in altered patterns of erosion or deposition elsewhere along the coast.
- Development will be prohibited where there is a significant risk of coastal erosion. Proposals in the existing built up towns and villages will be examined on their merits.

Major Accidents Directive

- To identify all Seveso site land-uses in the Draft Plan area and include policies for such uses having regard to the necessary requirements pertaining to SEVESO sites under the Major Accidents Directive (96/82/EC).

4.7 Heritage and Conservation

The Draft Plan will review and strengthen existing policies to ensure the natural assets of the County are protected and enhanced and specifically the Draft Plan will policies in the following areas:

Landscape and Natural heritage

- To review and revise where necessary the Landscape Character Assessment prepared for the 2007-2013 County Plan, to facilitate an appreciation of the variety and history of landscapes in County Wexford and to inform development management decisions.

Biodiversity & Nature Conservation

- To protect biodiversity inside and outside legally designated areas, focusing in particular on rivers and their corridors, riparian strips, hedgerows, woodlands, trees and wetlands.
- To complete preparation of the County's Biodiversity Action Plan, to support the better conservation, management and understanding of Wexford's rich natural heritage.

Green infrastructure

- To develop a Green Infrastructure Strategy which will integrate policies and objectives under a number of headings including; natural heritage, parks and open spaces, built heritage and archaeology and water management, allowing for a strategic approach to green space planning in the County.

Geological Heritage

- To identify and protect the County's most important geological heritage sites.

Built Heritage & Cultural Heritage

- To fully consider the protection of archaeological heritage when undertaking, approving or authorising development.

- To safeguard the archaeological value of the sites and their settings as listed in the Record of Monuments and Places.
- To promote a presumption in favour of “preservation in situ” of archaeological remains and settings when dealing with proposals for development that would impact upon archaeological sites and/or features.
- To require an archaeological assessment for development that may, due to its size, location or nature, have a significant affect upon archaeological heritage.

Protected Structures

- To ensure that the policies and objectives in the Draft Plan fully reflect, and are compatible with, the Architectural Heritage Protection Guidelines for Planning Authorities (DEHLG, 2004).
- To review the current Record of Protected Structures and Natural Inventory of Architectural Heritage and to add or delete structures, where appropriate.

Arts & Culture

- To promote and facilitate the development of and expansion of arts and cultural facilities throughout the County, and in particular facilities that would have the dual role of providing for the needs of Wexford residents and provide an attraction to tourists.

4.8 Community Facilities, Recreation and Education

The Draft Plan will include policies that promote and support integrated local communities with equal access to facilities and education for all individuals and specifically policies in the following areas:

Community, Health and Education

- To promote the development of sustainable communities with a high quality of life where people can live, work and enjoy access to a wide range of community, health and educational facilities suitable for all ages and needs.

- To support the entitlement of all members of the community to enjoy a decent living environment and to support local communities, the Health Authorities and other bodies involved in the provision of facilities for groups with specific design/planning needs.
- To promote social inclusion and ensure that all new developments within the County facilitate access by special needs groups.
- To maintain and, where possible, improve the provision of community facilities in the County. To ensure that these facilities are adequate to meet the needs of the communities they serve, are physically integrated with residential and employment areas and are provided concurrently with new residential development.
- To promote and encourage Universal Design and Lifetime Housing in accordance with the policies and principles contained in Sustainable Residential Development in Urban Areas: Guidelines for Planning Authorities and its companion document Urban Design Manual (DEHLG, 2008).

Recreation

- To facilitate and promote the use of our coastline and mountains for recreational use while safeguarding our natural heritage.
- To encourage public access to forests for amenity and recreation purposes.
- To promote good quality open spaces and recreation and play facilities.
- To preserve and maintain public rights-of-way and promote their greater use in amenity areas especially where they give access to seashore, mountain, lakeshore, riverbank or other place of natural beauty or recreational utility.
- To ensure that all residents have reasonable access to a range of different types of open space.
- To ensure that new open space is integrated with good pedestrian, cyclist and disabled access.

4.9 Urban, Village and Rural Design

The Draft plan will include policies that encourage well designed buildings that enhance their settings, either urban or rural and which continue to be enjoyable and efficient to use and specifically policies in the following areas:

- To encourage high quality building and streetscape design which enhance residential and visual amenities, promote sustainable use of resources and energy efficiency and facilitate sustainable transport choices.
- To provide new development management standards, having regard to Government guidelines and best practice and to ensure their implementation through the Development Management process.
- To continue to link the delivery of new housing to the delivery of public infrastructure and community facilities.



Manager's Report on Pre-draft Consultations

Appendices



Wexford County Council
Planning & Development

Appendix A

Name	Prescribed Body (PB)/Stakeholder (S)/Infrastructure Stakeholder(IS)	Issues Paper(IP)/ Letter(L)
Minister of the Environment, Heritage and Local Government	PB	IP
Minister of Agriculture and Food	PB	IP
Minister for Community, Equality and Gaeltacht Affairs	PB	IP
Minister for Defence	PB	IP
Minister for Education and Skills	PB	IP
Minister for Communications, Marine and Natural Resources	PB	IP
Minister for Transport	PB	IP
An Bord Pleanála	PB	IP
Fáilte Éireann	PB	IP
The Arts Council	PB	IP
The Heritage Council	PB	IP
An Taisce	PB	IP
Inland Fisheries	PB	IP
Dublin Airport Authority	PB	IP
ESB	PB	IP
Health Service Executive	PB	IP
Forfás	PB	IP
Health and Safety Authority	PB	IP
National Roads Authority	PB	IP
County Development Board	PB	IP
South-East Regional Authority	PB	IP
Mid-East Regional Authority	PB	IP
South-West Regional Authority	PB	IP
Mid-West Regional Authority	PB	IP
Midland Regional Authority	PB	IP
Wicklow County Council	PB	IP
Waterford County Council	PB	IP
Kilkenny County Council	PB	IP
Carlow County Council	PB	IP
Wexford Borough Council	PB	IP
New Ross Town Council	PB	IP
Enniscorthy Town Council	PB	IP
Wexford Chamber of Commerce	S	IP
Enniscorthy Chamber of Commerce	S	IP
New Ross Chamber of Commerce	S	IP
Gorey Chamber of Commerce	S	IP
Wexford Childcare Committee	S	IP
Karin Dubsy Coastwatch	S	IP
Wexford Local Development	S	IP

Name	Prescribed Body (PB)/Stakeholder (S)/Infrastructure Provider (IP)	Issues Paper(I)/Letter(L)
IDA South-East Office	S	IP
Coillte	S	IP
Construction Industry Federation (CIF)	S	IP
South-East River Basin District Project Co-ordinator	S	IP
Environmental Protection Agency	S	IP
County Wexford Tourism	S	IP
County Enterprise Board	S	IP
Sustainable Energy Authority of Ireland	S	IP
Geological Survey of Ireland	S	IP
Irish Rural Dwellers' Association	S	IP
BIM	S	IP
South-Tipperary County Council	S	IP
Waterford City Council	S	IP
County Wexford Partnership LES	S	IP
Comhairle na nÓg	S	IP
Minister for Arts, Sport and Tourism	S	IP
Sports Active Wexford	S	L
FÁS	S	L
Offices of South-East Fisherman's Co-operative Society	S	L
Enterprise Ireland	S	L
GAA	S	L
FAI	S	L
Bord Iascaigh Mara	S	L
IFA	S	L
Teagasc	S	L
Wexford Campus, Carlow Institute of Technology	S	L
Tourism Ireland	S	L
Irish Maritime Development Officer	S	L
Co-Operative Society	S	L
Bord Gáis	IS	IP
Iarnrod Éireann	IS	IP
National Transport Authority	IS	IP
Rosslare Europort	IS	IP
Bus Éireann	IS	IP
ESB Networks	IS	IP
ESB International	IS	IP
Vodafone	IS	IP
O2	IS	IP
Eircom	IS	IP
Eirgrid	IS	IP
3	IS	IP
Meteor Mobile Communication	IS	IP

Consultations letters were sent to the following groups who are listed in the Community Forum

Name of Group

1st Wexford (New Ross) Sea Scouts
25th Wexford Piercestown Scout Group (Knockingall Community Centre)
2nd Wexford (Port of Wexford) Sea Scouts
34th Wexford Davidstown
55+ Club Crossabeg
Access 2000
Ace
ACLD - Association for Children with Learning Disabilities
Acquired Brain Injury Ireland
Adamstown Athletics Club
Adamstown Community Centre
Adamstown Development Association*
Adamstown Show Society
Adamstown Variety Group
AIMS Choral Festival
Aiseiri
All Blacks AFC
An Breacadh Nua (Ard Aobhinn)
Ar mBreacha (House of Storytelling)
Ardamine Union / Kilnamanagh Union
Arts Department
As We Are
Askamore Badminton Club
Askamore Community Centre
Askamore Community Development Association
Askamore FÁS Group
Askamore Foróige
Askamore Squash & Social Club
Askamore/Donishall Water Schemes
Baldwinstown Old School
Ballaghkeen NS Pitch Development
Ballindaggin Community Centre
Ballindaggin Development Group
Ballycanew NS BOM
Ballycanew Parent Association
Ballycanew Senior Youth Club
Ballycullane Tidy Towns
Ballyduff Development Group
Ballyellis NS Board of Management
Ballygarrett & Districts Community Council
Ballygarrett Game Protection Association

Name of Group

Ballygarrett Heritage Society
Ballygarrett Parish Finance Council
Ballygarrett Tidy Towns
Ballygarrett Womens Development Group
Ballygarrett/Realt Na Mara GAA Club
Ballyhack / Arthurstown Residents Association
Ballyhack NS Parents Association
Ballyhine Residents Association
Ballyhogue GAA Club
Ballykelly Parochial Committee
Ballymore-Mayglass Parish Council
Ballymurn Area Heritage Committee
Ballymurn Community Alert
Ballymurn Community Development Group
Ballymurn Credit Union Ltd
Ballymurn Education, Training & Resource Group
Ballymurn Tidy Towns
Ballyoughter ICA
Ballythomas NS Centenary Committee
Bannow & Rathangan Show Society Ltd
Bannow Ballymitty ARA
Bannow Ballymitty Community Games
Bannow Development Group
Bannow Folk & Traditional Society
Bannow Youth Club
Barntown Community Centre
Barntown Community Playgroup
Barrow Wheelers Cycling Club
Barryville Court Residents Association
Bawnmore and Maudlins Residents Association
Beachside Residents Association
Beechbrook Park Residents Association
Blackstairs Patchwork Group
Blackwater Community Development
Blackwater Macra na Feirme
Boolavogue Foróige Club
Boolavogue ICA Guild
Boolavogue Parish Council
Boolavogue Textile Studio
Bree Active Retirement Group
Bree Athletic Club
Bree Community Alert
Bree Community Centre
Bree Community Development Group
Bree ICA

Name of Group

Bree Parish Journal
Bree Tidy Towns
Bree Youth Club
Bree/Davidstown Community Games
Bridge Drama Society
Bridge Rovers FC
Bridgetown Vocational College Parents Association
Buffers Alley GAA Club
Buí Bolg
Bunclody Amateur Boxing Club
Bunclody and District Active Retirement Association
Bunclody Day Care Service Ltd
Bunclody Parish Pastoral Council
Bunclody Tidy Towns Committee
Burkes House Artist Studio Committee
Byrne-Perry Summer School Committee
Caim Athletic Club
Caim Community Committee
Caim Parochial Development Group
Cáirde Ceoil
Camolin Celtic AFC
Camolin/Enniscorthy Wheelchair Association
Camphill Community
Campile & Horeswood Parochial & Community Hall
Campile Discussion Group
Campile Historical Society
Campile Pipe Band
Campile United AFC
Camross Drama Group
Camross Hall Committee
Camross Macra Club
Camross Passion Play Project
Carers's Association
Carne Development Association
Carrig on Bannow Community Centre Committee
Carrig On Bannow Women's Group
Carrig on Bannow Youth Club
Castlebridge Community Centre
Castlebridge Community Development Co-op Society Ltd
Castlebridge Day Centre
Castlebridge Hall Committee
Castlebridge Heritage Committee
Castlebridge Parents Council
Castlebridge/Crossabeg Community Games
Castledockrell Amenity Group

Name of Group

Castledockrell National BOM
Castletown Community Alert (Nt Wexford)
Castletown Development Group
CBS Secondary School Parent's Council
Celtic Roots
Childcare Network Loch Garman
Clearestown Community Project
Clearestown Pastoral Parish Council
Clonard Area Development Association
Clonard C.G.I.
Clonard Community Centre
Clonard GAA Club
Clonard Ladies Football Club
Clonard Youth Club
Cloney Park Residents Association
Clongeen Parents Association
Clongeen Parish Development
Clongeen Residents Association
Clonroche Community Centre Committee
Clonroche Development Association
Clonroche ICA Guild
Clonroche/Poulpeasty Community Games
Cloughbawn GAA Club
Cloughbawn Soccer Club (AFC)
Co Wexford Age Equality Network
Co Wexford Alzheimer Society
Co Wexford Citizens Information Service
Co Wexford Community Workshop (New Ross) Ltd
Co Wexford Federation ICA
Co Wexford Wheelchair Sports & Social Club
Co Wexford Youth Film
Cockleshell Art Gallery
Commodore Barry Park Residents Association
Community Awareness Education CAE
Community Training & Education Centre
Coolcotts Community Youth Project
Coolgreaney N.S. Parents Committee
Coolgreaney Tidy Towns
Coolgreaney Community Arts Group
Coolgreaney Community Committee
Corach Ramblers Development Committee
Cottage Autism Network Wexford Ltd
County Wexford Community Games
County Wexford Ploughing Association
County Wexford Storytelling Network

Name of Group

County Wexford Tourism
Courtown Area Water Safety
Courtown Community Council
Courtown Harbour Tourism Promotion
Courtown Sailing Club
Craanford Active Group
Craanford Community Centre
Craanford Development Association
Craanford/Monaseed Comm. Playschool/Mother & Toddler Group
Craanford/Monaseed Explore Group
Craanford-Monaseed-Hollyfort Millenium Committee
Creagh Demesne Allotments Association
Croghan View Residents Association
Crossabeg AFC
Crossabeg Community Employment Scheme
Crossabeg NS Parents Association
Crossabeg/Ballymurn Community Centre
Crossfarnogue Community Association
Croughan Celtic
Cuidiu - Irish Childbirth Trust - Wexford
Cuil Na Tire Management Company
Cullenstown Community Group
Cum An Tobair Residence Association
Cunamh Mhuire Special Needs
Cura
Curraclloe United AFC
Cushinstown ICA
Cushinstown Parish Committee
Cushinstown Parish Council
Cushinstown/Terrerrath Macra Club
CWCW Enniscorthy & Kilcannon Ind. Ltd.,
Danescastle Music Group
Davidstown Development Association
Davidstown-Courtnacuddy (Bord Na Nóg)
Diabetes Federation of Ireland - Wexford Branch
DMP Athletic Club
Documenting Rosslare
Doire Fea Residents Association
Doran's Bridge Horseshoe Club
Duffry Rovers GAA Club
Dun Mhuire
Dunbrody Archers
Dunbrody Textile Academy
Duncannon Community Alert
Duncannon Community Park

Name of Group

Duncannon FC
Duncannon Fishermen & Harbour Dev. Assoc.
Duncannon Fort Trust
Duncannon ICA Guild
Duncannon Parish Council Dev. Committee
Duncannon Sand Sculpting Festival
Duncormick Area Action Group
Dyslexia Association of Ireland - Enniscorthy Branch
EAGLE - Equality Alliance of Gays & Lesbians in Eire
Easca Mór/Tobar Bríde Heritage Group
Ecumenical Oratory Committee
Edermine Ferry Rowing Club
Enniscorthy Active Retirement Association
Enniscorthy Camera Club
Enniscorthy CBDI
Enniscorthy Community Youth Project
Enniscorthy HSCL Local Committee
Enniscorthy Musical Society
Enniscorthy Rugby Football Club
Enniscorthy Street Rhythms Dance Festival
Enniscorthy Tidy Towns Association Ltd
FAB Community Development Project
Family Life Services
Feachtas Ealaíon Teoranta - St Michael's Theatre
Federation for Victim Assistance - Wexford Branch
Ferns & District Active Retirement Association
Ferns Branch CORI (Conference of the Religious of Ireland)
Ferns Camogie Club
Ferns Community Centre
Ferns Community Council
Ferns Development Association
Ferns Diocesan Youth Service - Youth Info
Ferns Dramatic Society
Ferns Senior Citizens
Ferns Tapestry Group
Ferns Tidy Towns Group
Ferns Utd AFC
Fethard Boat Club
Fethard Castle Ltd
Fethard Community Development Association
Forth Celtic AFC
Fr Murphy Centre
Friends of Arts Ability
Friends of St Johns Hospital
Gaelscoil Ghuaire

Name of Group

Garden City Residents Association
Geraldine O'Hanrahans GAA Club
Glenbrien Community Development Group
Glór Na nGael
Glynn Barntown Community Games
Glynn Barntown GAA Club
Gorey 3 Day
Gorey Active Retirement Association
Gorey Amateur Boxing Club
Gorey Arch Club
Gorey Athletic Club
Gorey Beekeepers
Gorey Bowls Club
Gorey Carriage Driving Group
Gorey Centre for Independent Living Ltd (Gorey CIL)
Gorey Community Badminton Club
Gorey Community Based Drugs Initiative
Gorey Community Social Services Council
Gorey Community Tidy Towns
Gorey Courtown Dev. Association
Gorey Courtown Forest Park Ltd
Gorey Credit Union
Gorey Education Trust Ltd
Gorey Family Resource Centre Ltd
Gorey Heartsafe Project Group
Gorey Hockey Club
Gorey Information and Unemployment Centre
Gorey Little Theatre Group
Gorey Musical Society
Gorey Parade Ltd
Gorey Parish/Community Centre
Gorey Rangers Community Employment Project
Gorey Rugby FC
Gorey Skate Club
Gorey Tourism
Gorey Youth Needs Group
Gorey Youth Needs Womens Group
Grange Road Residents Association
Grantstown Day Centre & Voluntary Housing
GROW in Ireland South East
Gusserane Community Group
Gusserane Hall Committee
Hear Our Voices
Holy Family Confraternity Band Wexford
Hook Head Resident's Association

Name of Group

Hook Heritage Ltd
Hook Rural Tourism Ltd
HOPE Cancer Support Centre
Horeswood GAA Club
Horeswood Ladies Football Club
Horeswood Parochial Hall / Community Centre
Incy Wincy Coolgreaney Parents & Toddler Group
Irish Senior Citizens Parliament (Co Wexford Division)
Irish Wheelchair Association
Jim Byrne Cup Committee
John F Kennedy Trust
Junglebox Childcare Centre
Kennedy Park National School Parents Council
Kidz Klub
Kilanerin Ballyfad Community Development Association
Kilanerin Hall Committee
Kilanerin ICA
Killane Development Group
Killenagh Wanderers AFC
Kilmore Athletic Club
Kilmore Community Games
Kilmore Community Hall Committee
Kilmore Parents Association
Kilmore Quay Community Development Association
Kilmore Quay ICA
Kilmore Quay Marine and Leisure Activities
Kilmore Quay Memorial Garden
Kilmore SCOPE
Kilmore UTD AFC
Kilmore Variety Group
Kilmore Young at Heart Club
Kilmuckridge Community & Family Resource Centre
Kilmuckridge Community Enhancement Group
Kilmuckridge Folk Group
Kilmuckridge Girl Guides (CGI)
Kilmuckridge Memorial Hall Society
Kilmuckridge Tidy Towns
Kilmuckridge Tourism & Development Group
Kilmyshall Community Hall Committee
Kilmyshall Pastoral Council
Kilmyshall Schoolboy's AFC
Kilrane Parents Council
Kilrane/Rosslare Harbour Community Centre
Kilrane-Rosslare Harbour Active Retirement Association
Kilrush Camogie Club

Name of Group

Kilrush Parish Hall Committee
Kilrush/Askamore Board na Nóg GAA
Kilrush/Askamore GAA
Kiltealy Parochial Sports & Social Club
Knocknagross Management Co Ltd
KRT Ltd - Kilrane, Rosslare, Tagoat
Kyleforge Restoration & Culture Centre
Leskinfere Community Alert
Litter Parish Council
Loreto BOM, Gorey
Loreto Parents Council
Marshalstown Amenity Group
Marshalstown Community Centre
Maudlintown Community Group
Maudlintown Rowing Club
Menapians AC
Menapie Scrabble Club
Middletown Valley Residents Assoc
Mill Green Residents Group
Monageer Community Development Group
Monageer N S Board of Management
Monageer Parish Committee
Monageer Parish Hall Committee
Monageer Youth Club
Monageer/Boolavogue GAA Club
Monamolin Community Group
Monamolin Foroige Youth Club
Monamolin Parish Committee
Monaseed Community Group Ltd
Multiple Sclerosis Society South Wexford Branch
Murrintown Community Centre
Music for New Ross
Music for Wexford
Na Macallai
Naomh Eanna GAA Club
National 1798 Visitor Centre
National Biofuels
NCBI Lochrann
New 2 Gorey
New Ross (Town) and Area Tourism
New Ross Badminton Club
New Ross CBDI
New Ross CBS Secondary School BOM
New Ross Celtic AFC
New Ross Community Development Project

Name of Group

New Ross Community Voice
New Ross Day Care Centre
New Ross Drama Festival
New Ross Parish Pastoral Council
New Ross Swimming Club
New Ross Town FC
Newbawn Community Sportsground
Newbawn Parish Council
Newbawn Raheen Community Games
Newbawn Tidy Village Group
Newstart
Nocturne Productions
North Wexford Community Network
North Wexford MS Branch
North Wexford Society for the Prevention of Cruelty to Animals
North Wexford Tourism
Oulart Community Centre
Oulart Development Association
Oulart ICA
Ounavarragh Angling Association
Our Ladys Island Parish Pastoral Council
Oylegate 10k Fun Run Committee
Oylegate Community Centre
Oylegate ICA
Oylegate Youth Club
Oyster Lane Theatre Group
Pairc Mhuire Residents Association
Parenting with a Difference
Park Avenue Residents Association
Phoenix Boxing Club
Piercestown Parents Association
Piercestown/Murrintown A.R.A.
Post Polio Support Group (South East Region)
Poulfur National School BOM
Poulpeasty Community Alert
Poulpeasty Development Association
Project 2000 Gorey Photography Club
PWDI
R.N.L.I. Wexford Inshore Lifeboat
Racing 795
Raheen FC
Raheen FRC
Ramsgrange Active Retirement Association
Ramsgrange Men's Group
Ramsgrange Parish Committee

Name of Group

Rapid New Ross
Rapid Wexford
Rapparees/Starlights GAA Club
Rathangan Parish Hall Committee
Rathgarogue & District Community Alert
Rathgarogue/Cushinstown Camogie & Ladies Football Club
Rathgarogue/Cushinstown GAA Club
Rathnure & Killanne Parish Committee
Rathnure AFC
Rathnure Hall Committee
Rathnure Pantomime Society
Rathnure St Anne's GAA Club
Rehabcare
Respond Housing Association
Riverchapel Community Centre
Riverchapel Community Complex
Riverchapel National School Parent's Association
Riverchapel Youth Club
Rock Community Social Club
Rosslare Community (Pre-School) Centre
Rosslare Development Association
Rosslare Harbour Community Park
Rosslare Harbour Development Board
Rosslare Hbr Environmental Committee
Rosslare Musical Society
Rosslare Port Services AFC
Rosslare Strand Active Retirement Association
Rural Transport Development Committee
School Soccer Coaching Scheme
Scoil Mhuire BOM
Scoil Naomh Áine
Seaview Residents Association
Seed Wexford
Senior Citizens Concern Ltd
Setanta Afterschool Homework Club
Shel-Bar Family Resource Centre
Shelbourne Womens Group
Shelburne United AFC
Slaney Cycling Club
Slaney GYDP
Slaney Olympic
Slaney River Trust
Slaney Search & Rescue
Slaney Sharks Swimming Club
Slaney Valley Network

Name of Groups

Slí an Aifrinn
Sliabh Bhuide Rover AC (SBR)
Slipstream Cycling Club
Society of St. Vincent de Paul - Wexford
Somers Point Development Association
Soroptimist International
South East Road Club
South End Rapid Community Team
South End Youth Club
South West Wexford CDP
South Wexford MS Society
Southend Family Resource Centre
Special Olympics Club Gorey Area
St Abbans Coiste Na nÓg
St Aidan's Day Care Centre
St Aidans Parish
St Aidans Parish Hall
St Anne's Conference - Vincent de Paul
St Brigids Community Playgroup
St Columbas over 50's Club
St Cormac's AFC
St Edan's NS BOM
St Ibars/Josephs Boxing Club
St James GAA
St Joseph's Club Community Centre
St Josephs Donard BOM
St Joseph's Primary School Parents Association
St Josephs Soccer Club
St Kearns Amenity Association
St Killians Athletic Club
St Leonards Community Playschool
St Louis Stitchers
St Martins GAA Club
St Martins Ladies Football Club
St Mary's 79 Club
St Mary's Community Centre
St Mary's Conference SVP
St Mary's Day Care Centre - Tagoat
St Mary's National School/Ballygarrett Parent's Assoc
St Michael's Theatre
St Mogue's Bord Na nÓg
St Mogue's Rural Community Centre Ltd
St Patrick's Fife and Drum Band
St Patricks Pitch and Putt Club
St Paul's Athletic Club

Name of Group

St Paul's Scout Group
St Senan's Primary School BOM
St Vincent de Paul
St Vincent De Paul - St Marys Conference
Stoney Rovers AFC
Summerhill Mental Health Centre
Tacaiocht
Taghmon Athletic Club
Taghmon Camross Coiste na nÓg
Taghmon Camross Community Games
Taghmon Camross GAA Club
Taghmon Camross Ladies Football Club
Taghmon Family Resource Centre
Taghmon Handball Club
Taghmon ICA Guild
Taghmon Integrated Local Development Team Ltd
Taghmon Musical Society
Taghmon Travellers' Womens Group
Tagoat Community Housing Association Ltd
Tara Hill Development Group
Tara Rocks GAA Club
Templeshannon CDP
Templeudigan Development Group
Templeudigan Ladies Committee
Terrerath Community Alert
Terrerath Community Council
The Athenaeum Restoration Fund
The Flute Ensemble
The Hive Drop In & Youth Café
The Irish National Heritage Park
The Living Curriculum
The May Byrne Trust Steering Committee
The Mothers Union
The Port of Rosslare Working Group
The Ros Tapestry
The Rural Bus
The Safe Project
The Three Tributaries
The Thursday Club
The Villas Residents Association
The Wexford Tidy Towns Committee
Tintern Community & Sports Complex Group
Tomhaggard Community Development Group
Tomhaggard Pastoral Council
Traveller Interest Group - Wexford

Name of Group

Utd Striders Athletic Club
VOCARE
West Wexford RAPID Community Team
Westgate Computer Centre - WINC Ltd
Wexart
Wexford Access Network
Wexford Active Retirement Association (Wexara)
Wexford All Cultures Group
Wexford Area Community Team
Wexford Arts Centre
Wexford Celtic FC
Wexford Co Board AAI
Wexford Community Allotment Scheme
Wexford Community Based Drugs Initiative
Wexford Community Development Association
Wexford Community Services Council
Wexford Disability Development CIL Ltd
Wexford Education Network
Wexford Farmers Market Community Partnership
Wexford Festival Singers
Wexford Festival Trust
Wexford Friends of the Tall Ships
Wexford Heritage Centre
Wexford Historical Society
Wexford Hooves 'N' Grooves Festival
Wexford Hunt Club
Wexford Lions Club
Wexford Macra Na Feirme
Wexford Male Voice Choir
Wexford Naturalists Field Club
Wexford Opera Fringe Festival
Wexford Pantomime Society
Wexford Parks Tennis Club
Wexford Rape and Sexual Abuse Support Services
Wexford Reading Circle
Wexford Rural Entrepreneurs Network
Wexford School of Music
Wexford Sea Angling Club
Wexford Sinfonia
Wexford Special Olympics Club
Wexford Sub Aqua
Wexford Traditional Singers Club
Wexford Traveller Network Ltd
Wexford Triathlon Club
Wexford Volunteer Stroke Scheme

Name of Group

Wexford Wanderers Cricket Club

Wexford Water Safety

Wexford Women's Refuge

Windmill Therapeutic Training Unit

Wolfe Tone CDP

Wolfe Tone Youth Group

Wonderland Childcare Centre

Woodsmen Horseshoe Club

Yola Hedge School & Family Centre

Young Women's Education Development Programme

Youth New Ross

Youthreach

Appendix B

The following lists the persons, prescribed bodies, groups and interested bodies and stakeholders who made submissions/observations and where they can be found in this report. The submissions/observations are coloured coded as follows:



Submission from a member of the public



Submission from a prescribed body



Submission from a group or interested body



Submission from a stakeholder

Submission No.	Name	Main Issues	Page
001	ESB E-cars	Electric Vehicles	8
002	ESB Networks	Electricity Infrastructure	9
003	Kilmuckridge Community and Family Resource Enterprise	Childcare and education facilities, Retirement villages and day care centres Social exclusion	10
004	Rosslare Community Development Association Ltd	Licensed Gaming and Amusement Arcades	11
005	Teagasc	No comments	12
006	Catherine O'Connor	Economic development, Social and community facilities Commonage, Rights of Way, heritage sites, scenic routes, scenic areas Coastal erosion and climate change Duncannon Wetlands Social housing Enforcement of planning conditions	12
006(a)	Catherine O'Connor	Zoning of lands in the Duncannon Local Area Plan 2004.	15
007	Department of the Environment, Heritage and Local Government	SPAs, SACs and pNHAs, Strategic Environmental Assessment Appropriate Assessment	15
008	Stephen Meagher	Proposed Oylegate to Rosslare Harbour Motorway Wexford-Waterford Railway line	18
009	Susan Rickwood	Core Strategy, housing, sustainable transportation and settlement patterns Rural diversification. Alternative energy solutions Protections of SPCs and SACs, hedgerows and built heritage Future and appearance of Rosslare Europort Enforcement of planning conditions.	18

Submission No.	Name	Main Issues	Page
010	Brian Rickwood	Core Strategy, housing, sustainable transportation and settlement patterns. Encourage rural diversification Future foci of economic development proposals Future of the County's ports Quarries Protection of rivers, coastal waters, hedgerows Coastal erosion, building on floodplains and septic tanks.	21
011	National Roads Authority	National Roads Network	25
012	Austin Pender	Public tennis courts	27
013	Tim Ryan	Protection of SPAs and SACs. Quarries, masts and wind turbines Smarter Travel Public transport, re-opening of Rosslare-Waterford Railway line Settlement pattern Economic development, protection of town centre retailing. Future of the County's ports. Renewable energy and water conservation	28
014	Patricia Byrne	Settlement patterns Future foci of economic development proposals, Public transport, energy and waste Play facilities Improve/protect tourist spots, graveyards, trees, hedgerows and town wall	32
015	An Taisce	Sustainability Legal and policy requirements Strategy, Environmental considerations: Greenhouse Gas, Peak Oil, Climate Change and Water Sustainable economic development, Retail Social sustainability and human health Cultural and Architectural Heritage	34
015(a)			43

Submission No.	Name	Main Issues	Page
016	Cllr. Joe Ryan	Future of Rosslare Europort Impacts of the port on SACs Residential land Tourism	46
017	Eirgrid	Electricity Infrastructure	48
018	Bord Iascaigh Mara	Aquaculture	49
019	Irish Concrete Federation	Aggregates	50
020	OPW	Flooding	52
021	Meenacloghspar (Wind) LTD	Wind Energy	53
022	Bord Gáis	Natural Gas	54
023	Hutchison 3G Ireland LTD	Telecommunications, including Broadband	54
024	Keep Ireland Open c/o Roger Garland	Walking and cycling Coastal Paths and Beaches Inland waterways Forestry Heritage, Conservation and the Landscape Fencing Public Rights of Way	55
025	Irish Wind Energy Association	Wind Energy	60
026	Geological Survey of Ireland	Quarrying Wind turbines Geological Heritage	61
027	Tesco Ireland c/oDPP	Retail Strategy Retail policies and objectives	64

Submission No.	Name	Main Issues	Page
028	South East Regional Authority	South-East Regional Planning Guidelines 2010-2022	72
029	John P Lynch, Manager, Rosslare Europort	Details of the long term development plans for the Port. Conditions necessary to support the Port's development Light House at the Port-Protected Structure.	65
029(a)	John P. Lynch, Manager, Rosslare Europort		
030	George Delaney, President New Ross Chamber of Commerce	Post Graduate Education Rates Dereliction and Vacancy Tourism Industry, including food and New Ross Port Green Waste Cycle Lanes Broadband Renewable Energy	68
031	Ray Spain c/o South Eastern River Basin District	No comments	70
032	Dublin Airport Authority	No comments	70
033	Department of Communications, Energy and Natural Resources	No comments	70
034	Wexford Borough Council	No comments	71
035 Late Submission	Darren Ó Ceallaigh, Cathoirleach, Na Macallaí	Irish language	71

Appendix C

Mandatory Objectives

Section 10(2) of the Planning and Development Act 2000 (as amended) includes the following list of mandatory objectives which shall be included in a development plan.

<p>(a) The zoning of land for the use solely or primarily of particular areas for particular purposes (whether residential, commercial, industrial, agricultural, recreational, as open space or otherwise, or a mixture of those uses), where and to such extent as the proper planning and sustainable development of the area, in the opinion of the planning authority, requires the uses to be indicated;</p>
<p>(b) the provision or facilitation of the provision of infrastructure including</p> <ul style="list-style-type: none">(i) transport, energy and communication facilities,(ii) water supplies, and waste water services (regard having been had to the water services strategic plan for the area made in accordance with the Water Services Act 2007(iii) waste recovery and disposal facilities (regard having been had to the waste management plan for the area made in accordance with the waste Management Act 1996, and(iv) any ancillary facilities or services.;
<p>(c) The conservation and protection of the environment, including, in particular, the archaeological and natural heritage and the conservation and protection of European sites and any other sites which may be prescribed for the purposes of this paragraph;</p>
<p>(ca) The encouragement pursuant to Article 10 of the Habitats Directive, of the management of features of the landscape, such as traditional field boundaries, important for the ecological coherence of the Natura 2000 network and essential for migration, dispersal and genetic exchange of wild species;</p>

<p>(cb) The promotion of compliance with environmental standards and objectives established for:</p> <ul style="list-style-type: none">(i) bodies of surface water, by the European Communities (Surface Waters) Regulations 2009;(ii) groundwater, by the European Communities (Groundwater) Regulations 2010; <p>which standards and objectives are included in river basin management plans (within the meaning of Regulation 13 of the European Communities (Water Policy) Regulations 2003);</p>
<p>(d) The integration of the planning and sustainable development of the area with the social, community and cultural requirements of the area and its population;</p>
<p>(e) The preservation of the character of the landscape where, and to the extent that, in the opinion of the planning authority, the proper planning and sustainable development of the area requires it, including the preservation of views and prospects and the amenities of places and features of natural beauty or interest;</p>
<p>(f) The protection of structures, or parts of structures, which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest;</p>
<p>(g) The preservation of the character of architectural conservation areas;</p>
<p>(h) The development and renewal of areas in need of regeneration;</p>
<p>(i) The provision of accommodation for travellers, and the use of particular areas for that purpose;</p>
<p>(j) The preservation, improvement and extension of amenities and recreational amenities;</p>

<p>(k) The control, having regard to the provisions of the Major Accidents Directive and any regulations, under any enactment, giving effect to that Directive, of—</p> <ul style="list-style-type: none"> (i) siting of new establishments, (ii) modification of existing establishments, and (iii) development in the vicinity of such establishments, <p>for the purposes of reducing the risk, or limiting the consequences, of a major accident;</p>
<p>(l) the provision, or facilitation of the provision, of services for the community including, in particular, schools, crèches and other education and childcare facilities;</p>
<p>(m) the protection of the linguistic and cultural heritage of the Gaeltacht including the promotion of Irish as the community language, where there is a Gaeltacht area in the area of the development plan;</p>
<p>(n) the promotion of sustainable settlement and transportation strategies in urban and rural areas including the promotion of measures to—</p> <ul style="list-style-type: none"> (i) reduce energy demand in response to the likelihood of increases in energy and other costs due to long-term decline in non-renewable resources, (ii) reduce anthropogenic greenhouse gas emissions, and (iii) address the necessity of adaptation to climate change; in particular, having regard to location, layout and design of new development,
<p>(o) The preservation of public rights of way which give access to seashore, mountain, lakeshore, riverbank or other place of natural beauty or recreational utility, which public rights of way shall be identified both by marking them on a maps forming part of the development plan and by indicating their location on a list appended to the development plan; and</p>

(p) Landscape, in accordance with relevant policies or objectives for the time being of the Government or any Minister of the Government relating to providing a framework for identification, assessment, protection, management and planning of landscapes and developed having regard to the European Landscape Convention done at Florence on 20 October 2000.

Discretionary Objectives

The First Schedule of the Planning and Development 2000 (as amended) includes the following list of objectives which may be indicated in a development plan.

Part I
Location and Pattern of Development
1. Reserving or allocating any particular land, or all land in any particular area, for development of a specified class or classes, or prohibiting or restricting, either permanently or temporarily, development on any specified land.
3. Preserving the quality and character of urban or rural areas.
4. Regulating, restricting or controlling retail development.
5. Regulating, promoting or controlling tourism development.
6. Carrying out flood risk assessment for the purpose of regulating, restricting and controlling development in areas at risk of flooding (whether inland or coastal).
7. Regulating, restricting and controlling the development of coastal areas and development in the vicinity of inland waterways.
8. Regulating, restricting and controlling development on the foreshore, or any part of the foreshore.

<p>9. Giving effect to the European Spatial Development Perspective towards balanced and sustainable development of the territory of the European Union, adopted by the meeting of Ministers responsible for Regional/Spatial Planning of the European Union at Potsdam, 10 and 11 May, 1999.</p>
<p>10. Regulating, restricting or controlling development in order to reduce the risk of serious danger to human health or the environment.</p>
<p>11. Regulating, promoting or controlling the exploitation of natural resources.</p>
<p>12. Regulating, restricting and controlling development in areas at risk of erosion and other natural hazards.</p>
<p>13. Reserving land for use and cultivation as allotments and regulating, promoting, facilitating or controlling the provision of land for that use.</p>
<p>Part II Control of Areas and Structures</p>
<p>1. Regulating and controlling the layout of areas and structures, including density, spacing, grouping and orientation of structures in relation to roads, open spaces and other structures.</p>
<p>2. Regulating and controlling the design, colour and materials of structures and groups of structures, including streets and townscapes, and structures and groups of structures in rural areas.</p>
<p>3. Promoting design in structures for the purposes of flexible and sustainable use, including conservation of energy and resources.</p>
<p>4. Limiting the number of structures, or the number of structures of a specified class, which may be constructed, erected or made on, in or under any area.</p>

5. Regulating and controlling, either generally or in particular areas, all or any of the following matters:

- (a) the size, height, floor area and character of structures;
- (b) building lines, coverage and the space about houses and other structures;
- (c) the extent of parking places required in, on or under structures of a particular class or size, or services or facilities for the parking, loading, unloading or fuelling of vehicles;
- (d) the objects which may be affixed to structures;
- (e) the purposes for and the manner in which structures may be used or occupied, including, in the case of a house, the letting thereof in separate units.

6. Regulating and controlling, in accordance with the principles of proper planning and sustainable development, the following:

- (a) the disposition or layout of land and structures or structures of any specified class, including the reservation of sufficient open space in relation to the number, class and character of structures in any particular development proposal, road layout, landscaping and planting;
- (b) the provision of water, waste water, waste and public lighting facilities;
- (c) the provision of service roads and the location and design of means of access to transport networks, including public transport;
- (d) the provision of facilities for parking, unloading, loading and fuelling of vehicles on any land.

7. The removal or alteration of structures which are inconsistent with the development plan.

Part III

Community Facilities

1. Facilitating the provision and siting of services and facilities necessary for the community, including the following:

- (a) hospitals and other healthcare facilities;
- (b) centres for the social, economic, recreational, cultural, environmental, or general development of the community;
- (c) facilities for the elderly and for persons with disabilities;
- (d) places of public worship and meeting halls;
- (e) recreational facilities and open spaces, including caravan and camping parks, sports grounds and playgrounds;
- (f) shopping and banking facilities.

2. Ensuring the provision and siting of sanitary services.

3. Reserving of land for burial grounds.

Part IV

Environment and Amenities

1. Protecting and preserving the quality of the environment, including the prevention, limitation, elimination, abatement or reduction of environmental pollution and the protection of waters, groundwater, the seashore and the atmosphere.

2. Securing the reduction or prevention of noise emissions or vibrations.

3. Prohibiting, regulating or controlling the deposit or disposal of waste materials, refuse and litter, the disposal of sewage and the pollution of waters.

4. Protecting features of the landscape which are of major importance for wild fauna and flora.

<p>5 (a) Preserving and protecting flora, fauna and ecological diversity.</p> <p>(b) Preserving and protecting trees, shrubs, plants and flowers.</p>
<p>6. Protecting and preserving (either in situ or by record) places, caves, sites, features and other objects of archaeological, geological, historical, scientific or ecological interest.</p>
<p>7. Preserving the character of the landscape, including views and prospects, and the amenities of places and features of natural beauty or interest.</p>
<p>8. Preserving public rights of way other than those referred to in Section 10(2)(a).</p>
<p>9. Reserving land as open spaces, whether public or private (other than open spaces reserved under Part II of this Schedule) or as a public park, public garden or public recreation space.</p>
<p>10. Prohibiting, restricting or controlling, either generally or in particular places or within a specified distance of the centre line of all roads or any specified road, the erection of all or any particular forms of advertisement structure or the exhibition of all or any particular forms of advertisement.</p>
<p>11. Preventing, remedying or removing injury to amenities arising from the ruinous or neglected condition of any structure or from the objectionable or neglected condition of any land.</p>
<p>Part V</p> <p>Infrastructure and Transport</p>
<p>1. Reserving land for transport networks, including roads, rail, light rail and air and sea transport, for communication networks, for energy generation and for energy networks, including renewable energy, and for other networks, and for ancillary facilities to service those networks.</p>
<p>2. Facilitating the provision of sustainable integrated transport, public</p>

transport and road traffic systems and promoting the development of local transport plans.
3. Securing the greater convenience and safety of users of all transport networks and of pedestrians and cyclists.
4. Establishment of public rights of way and extinguishment of public and private rights of way.
5. Construction, alteration, closure or diversion of roads, including cycle ways and bus ways.
6. Establishing— (a) the line, width, level and construction of, (b) the means of access to and egress from, and (c) the general dimensions and character of roads, including cycle ways and bus ways, and, where appropriate, other transport networks, whether new or existing.
7. Providing for the management and control of traffic, including the provision and control of parking areas.
8. Providing for works incidental to the making, improvement or landscaping of any transport, communication, energy or other network.

Appendix D

Section 28 Guidelines

Planning Authorities are required to have regard to guidelines issued by the Minister under Section 28 of the Planning and Development Act 2000 (as amended) when preparing development plans. These guidelines include:

- Architectural Heritage Protection-Guidelines for Planning Authorities, December 2004.
- Architectural Heritage Protection for Places of Public Worship-Guidelines for Planning Authorities, November 2003.
- Childcare Facilities-Guidelines for Planning Authorities, June 2001.
- Provision of Schools and the Planning System-A Code of Practice for Planning Authorities (DE and DEHLG), July 2008.
- Sustainable Urban Housing-Design Standards for New Apartments, Guidelines for Planning Authorities, September 2007.
- Sustainable Residential Development in Urban Areas-Guidelines for Planning Authorities, December 2008 and Best Practice Urban Design Manual (Companion document to the Sustainable Residential Development in Urban Areas Guidelines), May 2009.
- Development Plans – Planning Guidelines for Planning Authorities, June 2007.
- Development Management-Planning Guidelines for Planning Authorities, June 2007.
- Retail Planning Guidelines-Guidelines for Planning Authorities, January 2005.
- The Planning System and Flood Risk Management-Guidelines for Local Authorities, November 2009.
- Implementation of SEA Directive (2001/42/EC): Assessment of the Effects of Certain Plans and Projects on the Environment-Guidelines for Regional Authorities and Planning Authorities, November 2004.
- Landscape and Landscape Assessment –Guidelines for Planning Authorities, 2000.
- Telecommunications Antennae and Support Structures.

- Wind Energy-Guidelines for Planning Authorities, 2006
- Sustainable Rural Housing-Guidelines for Planning Authorities, April 2005.
- Quarries and Ancillary Activities-Guidelines for Planning Authorities, April 2004.
- Spatial Planning and National Roads (Consultation Draft): Guidelines for Planning Authorities, June 2010.