

**Review of the Wexford Town and Environs
Development Plan 2009-2015 and Preparation of a
New Plan for the Area**

**Manager's Report on Pre-draft
Consultations**

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

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Wexford Borough Council
comhairle bhuirg loch garman

Wexford County Council
comhairle chontae loch garman



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Section 1 Introduction

1.1 Introduction

In accordance with Section 11(1) of the Planning and Development Act 2000 (as amended), Wexford Borough Council and Wexford County Council commenced the review of the Wexford Town and Environs Development Plan 2009-2015 and the preparation of a new plan for the area. 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. The purpose of this Report is to document 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 Preparation of the New Plan

The review of the existing Plan and preparation of the new 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	The first public consultation stage 18/02/13 to 19/04/13.
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 Plan and submits it to the Members.
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.

Week	Stage
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 only .
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 17(A)(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 authorities, groups and stakeholders who made submissions and observations are listed in Section 1.5 below.
- (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 summarises the issues raised in submissions and observations received during

the public consultation period. Section 3 summarises the issues raised in submissions and observations received after this period.

- (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 and Section 3 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. This submission of the South-East Regional Authority is considered in Section 2.
- (e) State the Manager's recommendations on the policies to be included in the Draft Plan. Section 4 of this report sets out the Manger's recommendations.

1.4 Pre-draft Consultation Stage

1.4.1 Notice of Review

A notice was published in local newspapers on Tuesday, 12th February 2013 announcing the review of the Wexford Town and Environs Development Plan 2009-2015 and the preparation of a new plan for the area. The notice invited the public and interested persons and bodies, including children or groups or associations representing the interests of children, to make pre-draft submissions. The pre-draft public consultation period commenced on Monday, 18th February 2013 and concluded on Friday, 19th April 2013.

1.4.2 Issues Paper

An Issues Paper was prepared and placed on public display during this period. The purpose of the Issues Paper is to inform people what a development plan is about, the issues it covers and to provide a synopsis of what will be addressed under each issue. A copy of the notice and Issues Paper was circulated to prescribed authorities and a variety of interest groups, stakeholders and infrastructure providers (Appendix A provides a list of those consulted).

1.4.3 Public Consultation Evening

A public consultation evening was held on Thursday, 7th March 2013 in Wexford Public Library, Mallin Street from 5.00pm to 8.00pm. The purpose of the evening was to raise awareness that a new plan is being prepared, to stimulate public discussion and encourage members of the public to make pre-draft submissions. The consultation evening, which was well attended, was in the form of a drop-in event where members of the Forward Planning Team were available on a one-to-one basis to discuss the review of the Plan.

1.5 Submissions and Observations Received

During the public consultation period 27 submissions and observations were received. A further four submissions were received after the closing date. Table 1 lists the names of the person/groups/bodies that made submissions and observations.

Table 1: List of Persons/Bodies/Groups who made Submissions and Observations

Submission No	Name of Person/Body/Group
01	Wexford Sub Aqua Club
02	Health and Safety Authority
03	John Redmond
04	Richard Murphy
05	National Roads Authority
06	Wexford Golf Club
07	William Turner
08	An Tobar: Irish Language and Culture Centre and Na Macallai
09	EPA
10	Wexford County Childcare Committee
11	South-East Regional Authority
12	Bord Gais
13	Richard Browne and Sons LTD
14	St. Joseph's GAA Club
15	Michael McAteer and Paul McCann c/o John Spain and Associated
16	Dublin Airport Authority
17	Fortissimo Developments c/o Simon Clear Planning and Development Consultants
18	Fionnuala Johnston
19	Wexford Bohemians FC
20	Davitt Road/Windmill Residents Group

Submission No	Name of Person/Body/Group
21	Biodiversity Committee, Wexford Tidy Towns Group
22	Green Party c/o Senan O Reilly
23	Department of Arts, Heritage and the Gaeltacht
24	Wexford Albion Schoolboys FC
25	Greentree Developments c/o DCSP Architects
26	Greentree Developments c/o DCSP Architects
27	Des Fortune
Late Submissions	
28	Southend Youth Club
29	Wexford Parks Tennis c/o Austin Pender
30	W Gaynor
31	Minister for the Environment, Community and Local Government

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
- Be consistent with the draft Core Strategy
- 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 B.

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 C.

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.

1.7 Next Stages of the Plan Preparation Process

Following receipt of directions, the Manager has 12 weeks to prepare the Draft Wexford Town and Environs Development Plan 2015-2021. Once the Manager has prepared the Draft Plan it will be submitted to the Members for their consideration. The Members will have eight weeks to consider the proposed Draft Plan.

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Section 2 Summary of Issues Raised in the Submissions and Observations and the Manager's Opinion on the Issues

This section provides a summary of the issues raised in the submissions and observations and gives the Manager's opinion to issues raised therein. Some of the submissions and observations received were lengthy and raised issues outside the remit of the development plan. The summaries and opinion have been limited to matters relevant to the development plan only. This section also summarises the issues raised and recommendations made by the South-East Regional Authority in their report prepared in accordance with Section 27A of the Planning and Development Act 2000 (as amended) and outlines the recommendations of the Manager in relation to the manner in which those issues and recommendations should be addressed in the Draft Plan.

Some submissions and observations include a request to zone a particular land for a particular purpose. Section 11(2)(bc) of the Planning and Development Act 2000 (as amended) provides that the 'Notice of Intention to Review the Existing Plan' must indicate that the Planning Authority intends to review the zoning of the area of the development plan but that proposals for zoning of particular land for any purpose shall not be considered at this stage. This advice was included in both the public consultation notice and the Issue Papers.

Submission No. 01 Wexford Sub Aqua Club

Summary of Submission	Manager's Response
<p>The submission suggests the following developments for the town:</p> <ul style="list-style-type: none">• A large, easily accessible, all tide slipway to allow the launching of boats in Wexford Harbour.• A maritime museum. The expertise of the people running the museum on the Rosslare road could be utilized.• An Aquarium; Ferrybank is suggested as a possible location.• Barntown quarry could be developed for water sports, including scuba diving training.	<p>Proposals are under consideration to reinstate the slipway at Ferrybank. This work has to be carried out in conjunction with National Parks and Wildlife to avoid any damage to the protected wildlife in the area.</p> <p>The Borough Council and the County Council have recently explored the possibility of providing a museum. However, the resources in acquiring the right space and to run such a facility are not available. The Councils will continue to promote the heritage of the town by assisting interested groups.</p> <p>The development of an aquarium would be acceptable to the Councils if a company wished to develop such a facility. However, the location of such an attraction would have to have regard to the location of protected habitats and other projects.</p>

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	<p>Barntown Quarry is outside of the proposed plan boundaries. Plans have been prepared and approved by Wexford County Council to develop a recreation facility for which funding is being sought.</p> <p>The developments outlined by the Wexford Sub Aqua Club are welcomed and if carried out would contribute to recreational activity in the town. It is recommended that the submission is considered having regard to the Tourism and Recreation chapters in the Draft Plan.</p>
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Submission No. 02 Health and Safety Authority	
Summary of Submission	Manager's Response
<ul style="list-style-type: none"> The submission advises that the up-to-date list of Upper and Lower Tier Seveso sites in County Wexford is available to view on the Health and Safety Authority's website. 	<ul style="list-style-type: none"> The information provided by the Health and Safety Authority indicates that there is one Seveso site within the boundary of the current town development plan. It is an Upper Tier site: Atlantic Industries, IDA Business and Technology Park, Drinagh. The Council will have regard to the foregoing in the preparation of the Draft Plan, and

	<p>it is recommended that the Draft Plan include appropriate objective to facilitate similar type developments, where appropriate.</p>
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Submission No. 03 John Redmond	
Summary of Submission	Manager's Response
<p>The absence of a footpath makes several sections of Clonard road extremely dangerous for pedestrians; in particular the section from Carrig Haven housing estate to Clonard Cross. The provision of a footpath along this section would make this area considerably safer.</p> <p>The continuation of a footpath along Glenville Road to the N11 junction to link up with the existing footpath on the N11 would provide a significant amenity for recreation. The submission refers to a similar development along the N24 Clonmel Bypass as a good example.</p>	<p>The preparation of the Draft Plan will include an audit of existing footpath provision which in turn will identify where deficiencies currently exist. The Draft Plan will include objectives to provide footpaths at points, where it is considered necessary and feasible.</p>

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Submission No. 04 Faythe Harriers Hurling and Camogie Club

Summary of Submission	Manager's Response
<ul style="list-style-type: none">Is there a plan to include cycle paths and street lighting on the Inner Orbital road? This would facilitate access to the number amenities along this route.	<p>The Orbital Inner Relief route has been designed and is and will be constructed with cycle lanes. The Draft Plan will support the principles of Smarter Travel and will incorporate the guidance set out in recently published Design Manual for Urban Roads and Streets; both promote walking and cycling as alternative modes of transport. In this regard, the Draft Plan will review the existing cycling network in and around the town and will include objectives to extend the network, where appropriate and possible. The provision of street lighting is fundamental for a safe and secure environment. This will be considered during the preparation of the Draft Plan.</p>

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Submission No. 05 National Roads Authority

Summary of Submission	Manager's Response
<ul style="list-style-type: none">• The Council should have regard to the provisions of the following guidelines and documents:<ul style="list-style-type: none">- Spatial Planning and National Roads Guidelines for Planning Authorities (DoECLG, 2012) when drafting the Plan.- The Provision of Tourist and Leisure Signage on National Roads (March 2011)- S.I. No. 140 of 2006 Environmental Noise Regulations in the Draft Plan which requires that development proposals identify and implement noise mitigation measures.- Planning applications for significant development proposals should be accompanied by Traffic and Transport Assessments (TTA) and Road Safety Audits (RSA). Regard should be had to the Traffic and Transport Assessment Guidelines prepared by the Authority.	<ul style="list-style-type: none">• This detailed submission is welcomed and the policy documents, general policies and study reports referred to are noted. The recommendations with regard to Traffic and Transport Assessments (TTA) and Road Safety Audits (RSA), signage and noise are also noted. It is recommended that appropriate policies, objectives and development management standards be included in the Draft Plan having regard to the policy documents and study reports cited and the specific recommendations provided.

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- The submission recommends that the preparation of the Draft Plan and in particular the zoning of land should have regard to, inter alia:

- The capacity of national roads and the impact of additional traffic growth;
- Frequency of access points to the network,
- The extent of development accessing national roads and traffic volumes generated by such development;
- The availability of other transport modes such as public transport.
- Where large scale development is being proposed in urban areas or areas adjoining national roads, including major junctions and interchanges, the capacity on national roads should be utilised appropriately and the roads can continue to perform their intended function into the future.
- Zoning designations or development objectives in the immediate environs of national roads and junctions on the national road network as a general policy is not consistent with measures to

- The extensive guidance and recommendations outlined in the submission are noted and The Planning Authority will consider, in particular, the recommendations with regard to the protection of the existing national road network.

However, it should be noted that the existing zoned areas and some of the built up area are in close proximity to the existing and proposed national roads around the town. Wexford Town is designated as a Hub and it would not be appropriate to curtail the development of the Hub having regard to its position in the National Spatial Strategy and the Regional Planning Guidelines for the South-East Region 2010-2022. It will be necessary to facilitate development at these locations which provide access between Rosslare Europort, Wexford Town (Hub), Waterford City (Gateway) and Dublin. Care will be taken with regard to the protection of the existing and planned national road network.

provide for future upgrades or to safeguard the capacity, efficiency and safety of the strategic inter-urban, inter-regional routes;

- Give special attention to the preferences expressed in the Retail Planning Guidelines for locating developments that attract many trips within established towns and districts centres. Policies should be adopted to avoid the undermining of the strategic transport function of national roads, including junctions, by measures intended to cater for the needs of local traffic.
- In preparing the Core Strategy, the extent and location of industry, employment and other commercial type land uses should be reviewed, in addition to the review of the extent and location of residential lands.

- While traffic and transport assessments should be carried out for individual planning applications, this is not a substitute for a prior overall transport assessment of areas where the Planning Authority is determining

- The Draft Plan will provide a framework for appropriate land uses in the plan area. In the absence of detailed development proposals, the preparation of a Strategic Transport Assessment is

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fundamental issues of land use and transportation. The Council should give consideration to the need to undertake a Strategic Transport Assessment for the Plan area considering the implications of planned development on the adjoining strategic national road network.

- Details of the N25/N11 Oilgate to Rosslare Harbour road scheme should be incorporated into the review of the Plan. Policies and objectives, including rezoning of lands, should not compromise the road planning and route option evaluation process in circumstances where road scheme planning is underway and potential routes have been identified and brought to the attention of the planning authority, including schemes that may currently be suspended. Similarly, development strategies or rezoning proposals should not have the effect of altering

considered to be a purely academic exercise. The outcomes from such an assessment would be of little value as the development mix which will occur, and the type and volume of traffic, is impossible to predict. It is therefore not proposed to undertake a Strategic Transport Assessment as part of the preparation of the Draft Plan. However, the Manager recommends that a policy be included in the Draft Plan to require TTAs and RSAs for significant developments affecting national roads.

- It is recommended that objectives are included in the Plan relating to the development of the proposed N25/N11 Oilgate to Rosslare Harbour road scheme. The Guidelines for Planning Authorities on Spatial Planning and National Roads (DECLG, 2012) require that the Council retain land required for future national road projects free from development and ensure that any adjacent developments for sensitive uses (for example houses, schools and nursing homes) are

the function of these routes or importantly, increase the cost of land to be acquired or under active consideration as a route option for a national road scheme. The Authority requests the inclusion in the Plan of objectives that provide for the development of the relevant national road schemes and a policy to protect routes of national road schemes free from adverse development that may compromise the development of route options or the construction of preferred routes.

- The Authority states that the Council may consider it appropriate to identify planned local improvements to the existing national road network over the term of the Plan but advises that such improvements should be identified in consultation with the NRA.
- The Authority states that the implementation of all national road schemes is subject to prioritisation and adequacy of the funding resource available to the Authority and the relevant priority and timeframe for national road schemes may be subject to alteration.

compatible with the construction and long term operation of the road. In the assessment of planning applications on or near the alignment of national road projects, the Council must have regard to this. The Council will also have regard to NRA Circular 16/2011.

- Local road improvements, including the provision of new link roads and junctions which have implications for the operation of the national road network will be subject to assessment and consultation with the NRA.
- The Councils have called on the NRA to advance the design of the Oilgate to Rosslare Road, Euro Route 1, to provide confidence to the landowners impacted upon by the reserved corridor.

Submission No. 06 Wexford Golf Club

Summary of Submission	Manager's Response
<ul style="list-style-type: none">• The first point of this submission relates to the request to rezone a particular piece of land.• Some of the future roads proposed in the current plan will impinge on playing areas or otherwise affect the proper functioning of the golf course and/or give rise to issues of health and safety. One proposed roads follows the line of the existing Mulgannon lane/road which currently separates two sections of the course. The upgrading of this lane/road, which would give rise to increased volumes of traffic, would be problematic for the Golf Club. The new plan should include as much detail as possible with regard to the exact line of this road, its role in terms of traffic distribution and management in the area and indicative traffic volumes to enable a proper assessment of its relationship with the golf course. The	<ul style="list-style-type: none">• The Planning Authority is precluded pursuant to Section 1(4)(b)(ii) of the Planning and Development Act 2000 (as amended) from referring to requests for zoning at this stage.• The roads objectives will be reviewed during the preparation of the Draft Plan having regard to the location of future residential areas, employment lands and the need for road and pedestrian links between them. The points raised have been noted and will be considered.

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other developer led roads traverse golf club lands and playing areas. These would prevent the proper functioning of the course and club and should be reconsidered.

- The current plan includes an objective for the provision of walkways in the Mulgannon area; one would traverse golf club lands/playing area. This would be unacceptable as there would be serious issues of health and safety for the users of the walkway. This objective should be excluded from the new plan.

- As for the roads objectives, the objectives relating to footpaths and walking routes will be reviewed during the preparation of the Draft Plan having regard to the location of future residential areas, employment lands and the need for road and pedestrian links between them. The points raised have been noted and will be considered.

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Submission No. 07 William Turner

Summary	Manager's Response
<ul style="list-style-type: none">The urban design issue relates to the proposed Gateway building on lands zoned residential adjoining The Green, Windmills Hill. The current plan defines a Gateway building as a structure of significant scale and substantially higher than its context. There is no logical or planning reason as to why such a building should be designated at this site and in the interests of proper planning and sustainable development this classification should be rescinded.	<ul style="list-style-type: none">The current plan states a gateway building is a term used to describe structures of significant scale, mass or design that provides a strong visual introduction to a particular urban environment. It is indicated that most gateway buildings are generally 'tall buildings' which can be defined as any building that is substantially higher than its context, or one that will shape the town's skyline. Opportunities where tall buildings might enhance the overall townscape were identified and mapped in the appropriate Masterplan zones. However, the plan does state that further detailed urban design analysis would be required for each masterplan zone under consideration for the development of a gateway building. The Council will, when reviewing the zoning of land and the town structure, review the identified locations for landmark buildings and gateway buildings,, and where possible and appropriate, further design

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- Belvedere House was a Protected Structure under the 2002 Wexford Town Plan. Contrary to a Ministerial recommendation, the Members of WCC and WBC agreed not to include it on either the RPS of the county or town development plan. The structure was removed from the 2009 Plan/RPS without drawing any particular attention to the matter.

Belvedere House has not lost any of the special interest value identified by the NIAH survey and within the terms of planning legislation it is not open to a planning authority to remove a structure from the RPS for any other reason than the loss of that special interest. In the upcoming review, the Planning Authority may wish to reconsider its 2009 decision and agree to restore protected status to this early 18th century structure.

guidance will be provided for sites identified for such buildings.

- The preparation of the Draft Plan will include a review of the current Record of Protected Structures; it is recommended that the proposal to restore protected status to Belvedere House is given due consideration at this point.

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Submission No. 08 An Tobar: Irish Language and Culture Centre and Na Macallaí

Summary of Submission	Manager's Response
<p>This submission refers to the development of the Irish language in the town and county recommending:</p> <ul style="list-style-type: none">• The Councils should support and work towards the founding of an Irish language and cultural centre for the county and work with all relevant bodies to achieve this. Such a centre is key to the further promotion of the Irish language and would offer unique tourism potential for both the town and county. Both Councils should provide all supports that they can reasonably provide to achieve this and to support the centre once it has been set up.• The Councils should work towards the promotion of the Irish language and culture in the town and county, work with all relevant bodies and encourage and support those interested in learning, speaking or promoting the Irish language and culture.	<ul style="list-style-type: none">• The Council has no objection to the development of an Irish language and culture centre.• The Councils will seek to support educational initiatives.

Submission No. 09 Environmental Protection Agency

Summary of Submission	Manager's Response
<ul style="list-style-type: none">• The submission consists of an SEA Scoping Pack, an Integration of Environmental Considerations Checklist and a number of specific comments to be taken into account in the preparation of the Plan and SEA. It informs the Council of the current SEA regulations. The submission, which is a generic letter, also offers detailed recommendations in relation to a wide of issues as set out below.• Dealing with excess residential zoned land. This should follow the sequential approach; brownfield sites should be prioritised.	<p>This comprehensive submission is welcomed and the guidance with regard to the preparation of the SEA is particularly welcome. The recommendations will be considered when preparing the relevant chapters in the Draft Plan.</p> <ul style="list-style-type: none">• Wexford is designated as a Hub Town in the National Spatial Strategy and has a major role to play in the development of the county and the Southern and Eastern regions. The level of residential zoned land will be assessed in accordance with guidance of the Department of the Environment, Community and Local Government and the Regional Planning Guidelines.

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- Noise buffer zones adjacent to lands zoned for industry/business/employment use should be considered; particularly where adjacent to residential areas.
- Appropriate waste and water services infrastructure is in place to serve employment related developments.
- Proposals for development should include energy efficient buildings and low carbon building materials and rainwater harvesting should be promoted. SuDS should be promoted. The Plan should promote renewable energy technologies, where relevant and appropriate.
- Green infrastructure strategy should be considered including policies/objectives for the development of walking and cycling routes.

- Transitional zones are already included in the current plan. These zones, which are intended to act as a visual and noise buffer zones, will be carried forward to the Draft Plan.
- There has been significant investment in the Wexford Main Drainage Program in recent years. The plant has been designed to provide adequate capacity for the growth of the town.
- The new plan will place an increased emphasis on adapting to climate change, promoting the use of renewable energy and encouraging energy efficient buildings,
- The principles of Green Infrastructure were included in the current plan and will be carried forward and further developed in the Draft Plan.

- Proposed developments/projects arising out of the Plan should be subject to the requirements of the Habitats, Birds, EIA and Water Framework Directives, where relevant.
- Avoid inappropriate development in flood plains and promote the enhancement of natural floodwater retention features such as ponds and wetlands.
- Buffers zones should be provided for around areas of local national and international biodiversity importance. Consideration should be given to the development of a local Biodiversity Action Plan including mapping of features of local biodiversity importance.

- The Council is aware of the requirements in respect the Habitats, Birds, EIA and Water Framework Directives, and will have full regard to these
- The Draft Plan will be prepared in accordance with the Section 28 Flood Risk Management Guidelines for Planning Authorities.
- New development lands will have regard to sites of biodiversity importance. The plan will be subject to Appropriate Assessment and Strategic Environmental Assessment. The County Biodiversity Plan will shortly be adopted. The Borough Council has gone a step further and has a developed a Biodiversity Committee who are carrying out works to develop habitats and promote biodiversity.

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<ul style="list-style-type: none"> The Plan should include policies/objectives to protect groundwater resources within and adjacent to the Plan 	<ul style="list-style-type: none"> Policies on the protection of ground water are contained in the current plan and will be carried forward to the Draft Plan. The areas adjoining the town are covered under the recently adopted Wexford County Development Plan 2013-2019.
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Submission No. 10 Wexford County Childcare Committee	
Summary of Submission	Manager's Response
<ul style="list-style-type: none"> There are 145 childcare facilities in the county; 50 of these operate in the Wexford Electoral Area. Due to the level of service provision and economic downturn, it is considered that the current level of supply and the type of childcare provision now exceeds demand. However, once the current recession is over, the demand for places may rise again. The committee are aware of the Council's planning obligation to impose the provision of a childcare facility for every 75 residential units built. It supports the 	<ul style="list-style-type: none"> This point is noted in particular that supply current exceeds demand. However, it is recommended that the Draft Plan should continue to provide for such services so that there will be sufficient services in place when demand increases in the future. The Draft Plan will have regard to the Section 28 Guidelines on Childcare which sets out these standards. The current plan required the provision

Council's view that new childcare facilities should promote dual use facilities so that such facilities are capable or being adapted or used for another community facilities should the need arise.

- New housing developments could successfully be integrated into existing communities by bringing something new into the area for existing residents such as a new play area, the provision of small allotment spaces where children could learn about growing their own vegetables.
- Excess residential zoned land could be adapted into local amenities or parks.

of childcare facilities and was one of the first plans to permit flexibility in the use of such facilities where it is clear that there is an overprovision of these facilities. It is recommended that the Draft Plan should include an objective to promote to the dual use of childcare/education/community sites in the interests of sustainable development, efficient use of land and maximising the return of financial investments.

- It is the current plan policy on new residential development to provide open space and play areas, depending on the scale of the development.
- This point is noted. The zoning of lands for open space and amenity will be considered on the basis of delivering a balanced distribution of this use throughout the plan area and on lands which are

- A designated permanent play/recreation area on the Quay, for both young and older children, could encourage more families onto the Quay, leading to a more vibrant atmosphere and bring more business into the town centre. A coffee/ice cream shop or van would be an addition-the catering unit could be limited to only those businesses already paying commercial rates and operating within the vicinity of the Quay.

- Redmond Park could be further developed-the play area surface could be replaced, together with the provision of

suitable for this use.

- The Quay is a significant open space and amenity area in the town. It was designed as a large passive open space, and one of its attributes is its vastness and lack of visual clutter. This also allows the Quay to host many cultural events throughout the year. It is considered that the Quay would not be appropriate for a playground for the foregoing reasons and also, more importantly, safety. The presence of a railway line, a busy road and water give rise to safety concerns. The development of additional play/recreation areas will be considered at more appropriate locations in the town such as the planned parks at Carcur, The Rocks and Ferrybank. It is considered that eatery facilities (such as coffee/ice-cream) are well catered for in the area.

- This point is noted. The Draft Plan will review the range of existing playgrounds in the plan area

additional physical activities such as a zip wire, climbing frame, tennis court etc.

- Dr Furlong's Yard could be converted into a space for older children such as a Skate board Park.

including Redmond Park, Feendale, Belvedere, Maudlintown, Ferrybank and Wolfetone, and assess the potential for further expansion of them.

- Dr. Furlong's Yard is a key opportunity site in the plan area with significant potential for many different uses. This site will be considered during the preparation of the Draft Plan.

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Submission No. 11 South-East Regional Authority

Summary of Submission	Manager's Response
<ul style="list-style-type: none"> The Draft Plan should be consistent with the Regional Planning Guidelines for the South-East Region 2010-2022 and, in particular, the population targets contained in Section 3 and Appendix 1. There should be careful consideration of the implications of these targets for achieving the best distribution of residential development and related employment development. This should be reflected in the Core Strategy. The housing, settlement and economic objectives of the Draft Plan and its Core Strategy should be aligned with the Regional Planning Guidelines. There should be consideration of 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 services and infrastructure. 	<ul style="list-style-type: none"> The Draft Plan will have full regard to the Regional Planning Guidelines, and will ensure that the population targets are in accordance with those set out in the RPGs. The Core Strategy will carefully consider the location of new residential land and employment related land so as to fully integrate land use planning and transportation and to ensure the efficient use of existing and planned infrastructural services. The Draft Plan will be aligned where appropriate with the Regional Planning Guidelines for the South-East Region 2010-2022. The Council will carry out a full audit of all land and will assess its suitability for development against a list of criteria will include the sequential test, the availability of existing and planned infrastructure, existing and planned public transport provision,

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<ul style="list-style-type: none"> • The Draft Plan should support an integrated approach to planning for land-use and transportation, particularly for large scale development sites involving the promotion of sustainable transportation policies where such development potential is identified. • The Planning Authority should be satisfied that the Draft Plan is fully compliant with the requirements of the RPGs in relation to flood risk assessment, SEA and Appropriate Assessment. 	<p>environmental designation and flood risk.</p> <ul style="list-style-type: none"> • The principles of smarter travel will underpin the Draft Plan; in particular, the distribution of various land uses in the plan area. • The Council is aware of its requirements and will ensure these are duly complied with.
Submission No. 12 Bord Gais	
Summary of Submission	Manager's Response
<ul style="list-style-type: none"> • Bord Gais support the energy policy with regard to natural gas as set out in Section 11.2.2 of the Wexford County Development Plan 2013-2019 and would support the inclusion of same in the Wexford Town and Environs Development Plan 2015-2021. 	<ul style="list-style-type: none"> • The Council welcomes the plans to bring natural gas to the town. Section 11.2.2, Objective EN05 states that 'it is an objective of the Council to support the extension of the gas network to County Wexford, subject to compliance with normal planning and environmental criteria and the

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<ul style="list-style-type: none">• The inclusion of natural gas infrastructure in any new road improvement schemes and new road infrastructure would be welcomed in order to strategically plan for the future. • As plans for the gas network are in the design phase Bord Gais will remain in close contact with the Council.	<p>development management standards contained in Chapter 18'. It is recommended that this objective also be included in the Draft Plan to support the bringing of gas network to the town.</p> <ul style="list-style-type: none">• The provision of services such natural gas and broadband in tandem with road improvement/new road schemes is economically sound and in the interest of the proper planning. It is considered appropriate for the Draft Plan, either through objectives and/or development management standards to require this. • Noted.
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Submission No. 13 Richard Browne and Sons Ltd

Summary of Submission	Manager's Response
<ul style="list-style-type: none"><li data-bbox="237 379 1088 467">• This submission is a request to rezone a particular piece of land for a particular use.<li data-bbox="237 655 1088 1078">• There is a strategic issue raised in the submission which relates to population projections. It is stated that based on population projections for the town, the demand for new housing will be low. The Plan must only zone sufficient land to cater for the projected needs of its population. Therefore, this will result in excess land zoned for residential zoning which should be rezoned for other uses.	<p data-bbox="1126 379 1939 576">The Planning Authority is precluded pursuant to Section 11 (4)(b)(ii) of the Planning and Development Act 2000 (as amended) from referring to requests for zoning at this stage.</p> <p data-bbox="1126 651 1951 1241">The Manager has reviewed the strategic issue raised in the submission. The population targets and the equivalent zoned land requirement for the town as set out in the Regional Planning Guidelines for the South-East Region 2010-2022 must be accommodated for in the Draft Plan. The Draft Plan will have to address the issue of excess zoned. The Council will consider phasing zoning, rezoning to an alternative land use or removal of the land from the plan boundary. All areas in the town will be considered on their merits as part of the preparation of the Core Strategy.</p>

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Submission No. 14 St. Joseph's GAA Club

Summary of Submission	Manager's Response
<ul style="list-style-type: none"> The GAA and the community of Bishopswater and surrounds are lacking in any type of outdoor recreational amenity, such as playing fields, walking track or activity area. These basic things are vital to further strengthen the bond of community spirit which already exists and to embrace the hundreds of people, particularly children, who have come to settle in the area. <p>There is a great need for an outdoor greenfield recreational amenity area as there are two densely population schools in the immediate vicinity. The children of these schools have no outdoor games area where they can partake in normal school sports. This is totally unacceptable. The submission is accompanied by two letters of support from these schools.</p>	<p>The issues raised in this submission will be considered. It is noted that the deficiencies identified in the submission are partly as a result of lands previously used as a playing pitch being sold and developed for the Gaelscoil.</p> <p>The land adjacent to St. Joseph's Centre is zoned for community use. This land remains in private ownership but would be suitable for development for sports and recreation uses. A land use survey/social facilities audit will be carried out as part of the plan preparation process, which will identify where social and community infrastructure deficiencies occur, and the Draft Plan will seek to address this through the appropriate distribution of suitably zoned land throughout the plan area, taking cognisance of where the main residential areas are and where they are planned to be.</p>

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Submission No. 15 Michael McAteer and Paul McCann (Joint Receivers) c/o John Spain Associates

Summary of Submission	Manager's Response
<p>The submission deals primarily with the strategic issue of the location of future development in town. It is stated that it is not a request zoning of particular land. The submission relates to the lands at Clonard Little and the strategic issues raised are:</p> <ul style="list-style-type: none"> • These lands form a logical consolidation of the existing built environs in Wexford Town and would perform strongly in their terms of suitability against a list of criteria including existing services, existing supporting infrastructure, physical suitability for development, compliance with the sequential approach, not subject to environmental and heritage designations, suitable land ownership. • The lands perform better when assessed against the other Masterplan zones in the town. • Clonard Little is adjacent to the substantial employment generating area of Whitemill Industrial Estate, with residential development complemented by a neighbourhood centre, Wexford Retail Park and Whitford House Hotel. 	<p>While this is not a request for zoning, there is fine line between discussing strategic issues and not considering zoning at this stage. References to the use of particular land for particular purposes in the submission have not been referred to as this is considered as substantially a request for zoning for a particular purpose. The points raised in the submission have been noted and will be considered during the preparation of the Draft Plan, in particular the Core Strategy.</p> <p>The Clonard Little area, together with all other areas, will be considered during the preparation of the Draft Plan, in particular, the Core Strategy. The Council will carry out a full audit of all land and will assess its suitability for development against a list of criteria will include the sequential test, the availability of existing and planned infrastructure, existing and planned public transport provision, environmental designations and flood risk.</p>

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<ul style="list-style-type: none"> The lands have the potential to provide a section of the 'Orbital Inner Route' identified as Objective T8 in the current Plan. 	
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Submission No. 16 Dublin Airport Authority	
Summary of Submission	Manager's Response
<ul style="list-style-type: none"> Dublin Airport Authority has not comment to make at this time regarding the review of the plan. 	<ul style="list-style-type: none"> Noted.

Submission No. 17 Fortissimo Development c/o Simon Clear and Associates Planning and Development Consultants	
Summary of Submission	Manager's Response
<p>The strategic issues raised in the submission are as follows:</p> <ul style="list-style-type: none"> The Issues Paper poses a number of questions regarding the location of future development and how to address the issues of excess zoned land. It is submitted that the key objective should be to secure a strategic and phased approach to zoning, which will facilitate efficient and coordinated infrastructure provision. In this regard the 	<ul style="list-style-type: none"> As stated under Submission No. 15, while this is not a request for zoning, there is fine line between both discussing strategic issues and considering zoning at this stage. References to the use of particular land for particular purposes in the submission have not been referred to as this is considered as

Planning Authority should have regard to the location of lands in respect of the sequential development of the town, availability of service infrastructure and existing planning permissions. Ballynagee is sequentially favourable.

- The current development plan recognises the potential of this area to grow to a District Centre scale in time depending on population and economic growth. This should be retained in the new plan.

substantially a request for zoning for a particular purpose. The strategic issues raised in the submission have been noted and will be considered during the preparation of the Draft Plan, in particular the Core Strategy which must address the significant excess of residential zoned land within the current plan boundary. The Ballynagee area, together with all other areas, will be considered. The Council will carry out a full audit of all land and will assess its suitability for development against a list of criteria will include the sequential test, the availability of existing and planned infrastructure, existing and planned public transport provision, environmental designations and flood risk.

- The Core Strategy will also consider the appropriate location of neighbourhood centres within the plan area, having regard to the need to protect the vitality and vibrancy of the town centre and the proper planning and sustainable development of the area.

<ul style="list-style-type: none"> The Issues Paper raises questions regarding the requirement for new schools and where they should be located. The submission notes that the landowners have engaged with a local secondary school regarding the provision of a site on part of their lands. 	<ul style="list-style-type: none"> The information provided with regard to the potential interest in developing a secondary school on these lands is noted, and will be considered when preparing the Core Strategy.
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Submission No. 18 Fionnuala Johnston	
Summary of Submission	Manager's Response
<p>The issues raised in this submission are framed around the topics in the Issues Paper.</p>	<p>This comprehensive submission is welcomed and includes many ideas with regard to improving the quality of life of residents and the quality of the experience for visitors to the town. It is recommended that the suggestions made be considered during the preparation of the Draft Plan, in particular, the Tourism Development Strategy, Transport, Heritage, Recreation and Open Space and Environment chapters. It is noted that some of ideas can be delivered without being in the plan, and will be forwarded to appropriate departments for further consideration.</p>

- The town's marina is under-utilised; some features along the quay would make it more attractive. A few small children's playgrounds would create a family friendly atmosphere.
- Wexford should consider developing another music/arts related festival to attract performers and tourists.
- A public transport link should be developed with Curracloe beach in the summer. The submission questions whether it would be possible to develop a walkway from Ferrybank along the edge of the slob to link with Curracloe?
- The town's old graveyards should be refurbished and opened up to the public this would increase awareness, understanding of and access to heritage.

- As previously noted under Submission No. 10, the Harbour and Quay area is not considered suitable for the development of playground facilities.
- Wexford Town already hosts an array of music and arts festivals. The Council would welcome and support any group who wishes to develop further events.
- Transport from Curracloe to Wexford should be encouraged similar to the existing links to Kilmore Quay, Rosslare Strand and Rosslare Harbour. Linkage through the Slob is unlikely as these are internationally protected sites.
- Graveyards are subject to improvement projects by local voluntary groups who are assisted by the Borough Council and the County Council. Support from the community is central to the roll out of these projects.

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- More green areas and designating land for allotments would encourage people to take an interest in the green environment. A focal project such as an urban forest could be undertaken and help improve the town's carbon footprint and green infrastructure.
- An attractive public realm is important; the Quay has a significant potential role to play.
- There is an issue with dog fouling; thought should be given to developing a special dog walkers' park.
- More bicycle parking spots should be provided including at schools and covered bus stops. Footpaths and cycling throughways should be developed and, where possible, utilise shortcuts around the town. There should be separate cycling ways off roads to encourage safe cycling for children.

- There is no objection to the development of allotments by individuals, subject to visual impact. The development of an urban forest is an interesting concept which could be promoted as part of larger development projects.
- Noted.
- Noted. This is an issue which can be reviewed outside of the development plan. The problem of dog fouling is being addressed by a number of initiatives undertaken by Wexford Borough Council.
- As previously discussed under Submission No. 04, the Draft Plan will review the existing cycling network in and around the town and will include objectives to extend the network, where appropriate and possible.

- The town is lacking in open public spaces for recreation and the development of a new town park facility will make it a more attractive place to live and encourage better lifestyles.
- The trees in places such as Redmond Square should be maintained to best tree care standards. A tree care policy should be developed for the urban area to maintain existing trees and ensure that more trees are planted for the future
- Further areas of the town should be designated as green spaces, for example, Harvey's Field between Grogan's Road and Green St and the space in Ferndale between the shop and the community centre could provide attractive green space for the residents of the area. Design is important to avoid anti-social behaviour.

- The town has many open public spaces and there ongoing plans to develop additional parks at Carcur, Ferrybank and the Rocks.
- The Council have a tree care policy in place.
- Wexford Biodiversity Committee are looking at possible sites for parks/biodiversity sites.

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<ul style="list-style-type: none"> A public running track and public sports facilities are required as a matter of urgency to provide some free facilities for young people to use. A climbing wall would create a new and novel facility for the young people. 	<ul style="list-style-type: none"> This suggestion is noted and such a development would make an invaluable contribution to recreation facilities in the town. The Council will welcome any such initiative from the community sector.
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Submission No. 19 Wexford Bohemians FC	
Summary of Submission	Manager's Response
<ul style="list-style-type: none"> There is a need for more green areas in the town and to encourage local people/customers/visitors to shop in the south end of the town. The old Tesco Store at Crescent Quay and adjacent sheds could be demolished and replaced with a park. This would encourage activity in this part of area and have a good effect on retailing. The Wexford Electronics site on the waterfront could be turned into a Water Sports School and Centre. The development of summer schools, weekend retreats for both adults and children would be great attraction for the South-East. The Rocks and the Old Malt Stores and the 	<ul style="list-style-type: none"> The Manager welcomes the many suggestions in this submission. The proposals to reuse/redevelop brownfield/underutilised sites in the town centre underpin the ethos of sustainable development. The review of the current plan will identify key opportunity sites in the town, in particular, brownfield sites, with a view to encouraging and guiding their future redevelopment. This will be considered in Recreation, Amenity and Open Space chapters.

connecting sites could provide all this and become one of Ireland's largest outdoor sports centre. It could provide facilities such as running track, rock climbing, all weather pitches, disability sports centre, driving range, cycle track camping sites for scouts.

- The town should be maximising the Quayfront and all the land around it. Wexford could be Ireland's tourist and sports capital if the money was invested. The Main Street needs to be more attractive to potential business. Total pedestrianisation of the Main Street needs to be considered. Cafes and restaurants should be afforded more outdoor space on the Main Street. More toilet facilities are required on Main Street.

- The suggestions with regard to the Quayfront and Main Street are noted and will be considered during the preparation of the Draft Plan. It is noted that some of the suggestions could be delivered outside of the Plan.

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Submission No. 20 Davitt Road North/Windmill Residents Group

Summary of Submission	Manager's Response
<ul style="list-style-type: none">• The new plan should promote sustainability and ensure that new development takes place in a sensitive manner, respecting the character of areas and the needs of local residents. The majority of the submission focuses on the proposed courthouse development and its perceived impacts on architectural heritage, visual and residential amenity, traffic/parking. It is submitted that the development does not meet many of the current plan's policies and objectives, and therefore the plan has failed to implement its policies or meet its objectives.• If the development plan is to have any meaning it must as a priority protect the amenities of existing communities.	<ul style="list-style-type: none">• The Manager notes the issues raised in relation to the proposed courthouse development. This development has been approved in full compliance with the law.• It is acknowledged that a fine balance must be struck between protecting the amenities of existing communities whilst promoting and facilitating new development. The Draft Plan will provide safeguards for existing communities but it must also be recognised that in the interests of progressing our town, new developments will be considered and the Council will

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- The new plan should address the issue of traffic movement, management and parking in this area of Wexford Town. Specific objectives with indicative timetables for their implementation should be included. This would give hope to the community that the new plan will achieve specific benefits for this area at this late stage.
- Selecting the proper site for major infrastructural projects is a fundamental requirement for sustainable and proper planning. Site selection has a long lasting impact for the host community, the environment and future generations. The plan should therefore contain a credible requirement for proper and transparent site selection procedures.

ensure that developments are successfully integrated into existing communities.

- The Council are nearing the completion of the traffic management plan for the town which was devised 10 years ago. The completion of the plan results in a coherent traffic network around the town which facilitates ease of movement and minimises the negative impacts of traffic.
- The points raised are noted and it acknowledged that impacts for the receiving environment are carefully considered when planning major infrastructural projects.

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Submission No. 21 Biodiversity Committee, Wexford Tidy Towns

Summary of Submission	Manager's Response
<ul style="list-style-type: none">The County Wexford Biodiversity Plan should form an integral part of the Plan. The recreation and tourism policies in the current plan should be brought forward to the new plan. The County Biodiversity Plan should be considered when discussing amenity and recreational open space, landscape plans, public parks etc. There should be an active effort to maintain the town's rich biodiversity.	<ul style="list-style-type: none">The Manager welcomes this detailed submission which highlights the important role that biodiversity plays, the need to protect it while ensuring people get to enjoy and benefit from it. The Draft Plan will be informed by and support the actions identified in the Draft Wexford County Biodiversity Plan 2012-2017. It is recommended that consideration be given to the preparation of a Green Infrastructure Strategy for the plan area. Green Infrastructure is a concept which has been growing in prominence and importance in recent years and can be defined as an interconnected network of green space that conserves natural ecosystem values and functions and provides associated benefits to human populations. It includes rivers, inland waterways, floodplains, wetlands, woodlands, farmland, coastal areas, parks and open spaces, natural conservation areas, gardens and allotments.

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- The submission includes a copy of the 'Tree Trail Walk' compiled by Wexford Walking Tours and it is suggested that it should be incorporated into the sections on Heritage, Amenity, Recreation and Open Space.

- The local authority should provide a thorough audit of trees in the area and issue tree preservation orders for worthy trees.

- The graveyards in and around the town provide a rich historical and natural heritage to the community. The local authority should oversee and monitor works being undertaken by community to maintain these graveyards.

- The Tree Trail Walk, together with other trail and walking routes, will be considered during the preparation of the tourism, recreation and amenity chapters.

- This suggestion is noted. Further consideration will be given to this, subject to resources.

- The town's graveyards are a rich source of local history and genealogy. As previously discussed under Submission No. 18, graveyards are subject to improvement projects by local voluntary groups who are assisted by the Councils. Wexford Local Authorities recently held a one day training session on how to record memorials in graveyards. This session was attended by a range of interested parties, including community groups, parish groups and graveyard committees. This was part of a pilot project in the county to conserve and care for the county's historic graveyards.

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- The policy statements on public rights-of-way should be retained and forcefully pursued.

- Carcur Park will provide an opportunity to develop a meaningful public green space for the community. The space allocated is relatively small: the area should be expanded right down to the river.

- It is now mandatory for development plans to include a mandatory objective in relation to the preservation of public rights of ways which give access to seashore, mountain, lakeshore, riverbank or other place of natural beauty or recreational utility. Such public rights of way must 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. The Council will investigate as part of the Draft Plan preparation process.

- The plans to develop this park, which is significant in scale, are well-advanced and these plans have been the subject of extensive public consultation. There have been ongoing consultations with the EPA since approximately 2006. The area down by the river will not be included due to its location within an internationally designated Special Area of Conservation.

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- The Children's Memorial Park/Redmond Park is the children's park. The local authority, in partnership with other stakeholders, should protect, nurture and develop the park's biodiversity potential. The park should be expanded to include lands at the bottom of Parklands.
- The message of biodiversity need to extend right down to those on the ground through awareness and education. People also need to be encouraged to maintain and improve the green spaces under their control-again, awareness and education could encourage more planting and better garden management.

- This suggestion is noted and will be considered during the preparation of the Draft Plan.
- The Council is doing a lot of proactive work in the area of biodiversity raising awareness and education. The Council would also like to acknowledge the excellent work of the Biodiversity Committee (Tidy Towns Group) in this regard, and looks forward to working in partnership on future projects.

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Submission No. 22 Green Party, Wexford

Summary of Submission	Manager's Response
<ul style="list-style-type: none">The new plan must give serious thought to climate change.	<ul style="list-style-type: none">Climate change is one of the new policy issues which the Draft Plan must address. The Planning and Development (Amendment) Act 2010 introduced a mandatory objective in this regard. The recently published '<i>National Climate Change Adaption Framework-Building Resilience to Change (DECLG, 2012)</i>' indicates that local authorities play a pivotal role in planning for, and responding to emergency situations. The Framework also reinforces the role of development plans as the mechanism for the delivery of local climate adaption action. The development plan objectives will be 'climate change proofed' and will embrace both mitigation (such as green building measures or delivery of more compact, less carbon-intensive forms of development) and adaptation measures (such as flood risk assessment). Adapting to climate change will be an underlying theme throughout the Draft Plan, and it will have a dedicated chapter.

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- The old Wexford Town and quay area needs its own dedicated development plan.
- Substantial de-zoning is required in the Masterplan Zone 4 (Park, Carcur and Carricklawn) for environmental, community and open space/amenity reasons. In particular, there is a potential negative impact on a sensitive area-the River Slaney (SAC, SPA and NHA). Environmental matters must be considered in the initial stages of setting out a Masterplan development strategy.
- The former Roadstone site at Carcur is identified as a key opportunity site in the current plan. It should be removed from the list and incorporated into an expanded Carcur Park-it would make an outstanding contribution to the park.

- The Draft Plan will have continue the tradition of using masterplan zones to provide further advice on the development of the area. The town centre will be one of the zones, and will include the old town and quay area.
- The zoning of land will be considered during the preparation of the Draft Plan, in particular the Core Strategy. Park, Carcur and Carricklawn, together with all other areas, will be considered. The Planning Authority will carry out a full audit of all land and will assess its suitability for development against a list of criteria will include the sequential test, the availability of existing and planned infrastructure, existing and planned public transport provision, environmental designations and flood risk.
- The suggestion is noted. However, as previously outlined under Submission No. 21 the plans for Carcur Park are well-advanced.

- The new plan should place an emphasis on living over the shop on the main streets. This would help bring life back to the town centre.
- Redmond Park should be expanded in area-more activities could be considered like grass tennis courts, croquet and bowling lawns and biodiversity park.
- The Local Authority must do more to promote walking and cycling in the Wexford Town and environs area-more off road walking, better cycling lands and more bike parks.

- It is acknowledged that many of the properties in town centre are either unused or have underutilised upper floor areas. It is recommended that the Draft Plan give consideration to this suggestion, in particular, with a view to framing objectives which will encourage the refurbishment and conversion of vacant or under-utilised space over retail premises in the town centre for residential purposes.
- There are no plans to change the focus or emphasis of Redmond Park. It has operated successfully as a People's park for many years and it is hoped that it continue as so.
- As previously discussed, the Draft Plan will focus on promoting the principles of Smarter Travel which include cycling and walking. The preparation of the Transportation chapter will include a review of existing cycling and walking facilities, identify where deficiencies and opportunities exist and where resources should be focused to easily and efficiently

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	<p>enhance the cycling and pedestrian network for the town and surrounding area. This chapter will also have regard to the recently published Design Manual for Urban Streets and Roads the principle aim of which is to end the practice of designing streets as traffic corridors, and instead focus on the needs of pedestrians, cyclists and public transport users.</p>
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Submission No. 23 Department of Arts, Heritage and the Gaeltacht	
Summary of Submission	Manager's Response
<p>This is a lengthy submission which sets out detailed guidance and recommendations in relation to archaeology, nature conservation, Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA).</p> <p>Archaeology</p> <ul style="list-style-type: none"> The Plan should have definitive section/policies on the protection of the area's terrestrial and underwater cultural heritage; it should provide for the adequate assessment 	<p>The Manager welcomes the Department's comprehensive submission and the advice and guidance set out therein.</p> <ul style="list-style-type: none"> Wexford Town has a rich and diverse archaeological heritage and, as the town's archaeological remains are a finite, non-renewable resource which is vulnerable to

and protection of both known and potential terrestrial and underwater archaeology. The results can inform other areas of planning policy such cultural tourism, local amenity needs and development zoning. The Department provides a list of archaeological inventories, recorded monument details which should be addressed in the Plan. The Council should seek to continue to protect the archaeological heritage of the area from damage from the rezoning of land for development proposals. Any development either above or below ground, within the vicinity of any terrestrial or underwater site of archaeological interest shall not be detrimental to the character of the archaeological site or setting.

- It advises that it is the policy of the Department that proposed developments, due to their location, size or nature and that may have implications for the archaeological heritage, should be subject to archaeological assessment, including underwater

partial or total detracting, there is an onus on the Council to preserve and protect it. Its protection is important for many reasons including the town's history and identity and the invaluable economic benefits as it attracts many visitors to the town each year. It is recommended that the Draft Plan carry forward the objectives in the current plan which aim to ensure that features or items of archaeological interest and areas of archaeological potential are suitably safeguarded from inappropriate development that would adversely affect and/or detract from such features/items. It is also recommended that the issue of terrestrial and underwater archaeology be specifically addressed in the Draft Plan in line with the Department's guidance set out in their submission.

- There is an objective in the current plan to require an archaeological assessment to be undertaken for development that may, due to its size, location or nature, have a significant effect upon archaeological heritage and to take appropriate measures to

archaeological assessments. The submission details

- circumstances where such assessments would be required, and it recommended that the Council take cognisance of this in the drafting of the new plan.

Nature Conservation

- The Plan should include a section on natural heritage. All designated sites within the plan area should be listed and mapped. All such sites should be zoned appropriately and policies and objectives should be devised to ensure their protection. The Council is informed of the list of relevant natural heritage legislation which the plan should have regard to such as the Birds and Habitats Directives.

safeguard this heritage. The advice of the Department will be considered when drafting the archaeological heritage section of the Draft Plan.

- Wexford Town also has a rich and diverse natural heritage; elements of which are protected by European and national legislation. The Council will continue to conserve and protect the natural heritage of the town and ensure that the ecological integrity of all natural heritage sites, designated or proposed for designation under European and national legislation, are protected. However, this must also be balanced with the need to achieve the town's designated role as a Hub in the National Spatial Strategy. The Draft Plan will include a detailed section on natural heritage which will include a range of supporting objectives to protect both designated sites and natural heritage outside of designated sites.

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- The Plan should recognise the protected species that occur outside designated sites. It should take note of the National Biodiversity Plan and the need to protect the county's biodiversity. Article 10 of the Habitats Directive outlines the need to include linear features (such as hedges, trees, rivers and roadside verges) and stepping stones (such as marshes and woodlands) for biodiversity in land use plans. The Plan should recognise the importance of wetland habitats and ensure that such sites are protected. Floodplains, if present, should be identified and left undeveloped to allow for the protection of these valuable habitats and provide areas for floor water retention. Care should be taken to ensure that any proposed walkways along rivers are located a suitable distance from the water's edge.
- The Plan should protect both surface and ground water and care should be taken to ensure that any proposed abstractions or discharges do not negatively impact on Natura 2000 sites. Adequate sewage treatment facilities and water supplies should be present prior to

- Having regard to the Council's requirements under Article 10 of the Habitats Directive, it is recommended that the Draft Plan include the preparation of habitat mapping which will identify the important linear features and stepping stones for biodiversity in the plan area which will need to be protected. This mapping will also inform where ecological and riparian buffer zones will be required. The Draft Plan will be prepared in accordance with the Section 28 Flood Risk Management Guidelines, which address the issues of inappropriate development in areas at risk of flooding/floodplains.
- The Council will comply with its requirements under European and national legislation to protect both surface and ground water and Natura 2000 sites. Together with the assessment of the plan required under the SEA and Habitats Directives, the Council

<p>development.</p> <p>Appropriate Assessment</p> <ul style="list-style-type: none"> The Draft Plan should be screened for appropriate assessment and the Local Authority should consult with other relevant local authorities to determine if there are any projects or plans which, in combination with the proposed plan, could impact on any Natura 2000 site. 	<p>will ensure that these issues are adequately addressed. As previously discussed under Submission No. 09, the upgrade of the wastewater treatment facilities has been designed to cater for the planned growth of the town.</p> <ul style="list-style-type: none"> The Draft Plan will be screened for appropriate assessment, and if required an appropriate assessment will be carried out. The Council will consult, where required, with all relevant bodies and local authorities in this regard.
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Submission No. 24 Wexford Albion Schoolboys FC	
Summary of Submission	Manager's Response
<ul style="list-style-type: none"> This submission includes a request to rezone a particular piece of land for a particular use. 	<ul style="list-style-type: none"> The Planning Authority is precluded pursuant to Section 11 (4)(b)(ii) of the Planning and Development Act 2000 (as amended) from referring to requests for zoning at this stage. The Manager has reviewed the strategic issues raised in the submission which

<ul style="list-style-type: none"> The submission discusses the need in the Coolcotts area for a sports and leisure facility. This area is densely populated with a constantly expanding population. With a 10% increase in the 0-14 age group (above national average) there is a need for sports clubs and leisure facilities which can be shared by various groups and schools. 	<p>includes population growth demographic profile and the consequent need for additional sports and leisure facilities in the town.</p> <ul style="list-style-type: none"> A land use survey/social facilities audit will be carried out as part of the plan preparation process, which will identify where social and community infrastructure deficiencies occur, and the Draft Plan will seek to address this through the appropriate distribution of suitably zoned land throughout the plan area.
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Submission No. 25 Greentree Developments Ltd c/o DCSP Architects	
Summary of Submission	Manager's Response
<ul style="list-style-type: none"> This submission includes a request to zone a particular piece of land for a particular use. 	<ul style="list-style-type: none"> As previously outlined, the Planning Authority is precluded pursuant to Section 11 (4)(b)(ii) of the Planning and Development Act 2000 (as amended) from referring to requests for zoning at this stage.

<ul style="list-style-type: none"> The submission relates to the Clonard/Coolcotts area of the town and the strategic issues raised include the benefits of developing this area having regard to existing infrastructure, employers, retailers and community facilities. 	<ul style="list-style-type: none"> The strategic issues raised in the submission have been noted. The Clonard/Coolcotts area, together with all other areas, will be considered during the preparation of the Draft Plan, in particular, the Core Strategy. The Planning Authority will carry out a full audit of all land and will assess its suitability for development against a list of criteria will include the sequential test, the availability of existing and planned infrastructure, existing and planned public transport provision, environmental designations and flood risk.
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Submission No. 26 Greentree Developments Ltd c/o DCSP Architects

Summary of Submission	Manager's Response
<ul style="list-style-type: none"> This submission includes a request to zone a particular piece of land for a particular use. 	<ul style="list-style-type: none"> As previously outlined, the Planning Authority is precluded pursuant to Section 11 (4)(b)(ii) of the Planning and Development Act 2000 (as amended) from referring to requests for zoning at this stage.

- The submission relates to the Whiterock area of the town and the strategic issues raised include the benefits of developing this area having regard to the consolidation of the existing pattern of development, existing infrastructure, services, retailers and community facilities.

- The strategic issues raised in the submission have been noted. The Whiterock area, together with all other areas, will be considered during the preparation of the Draft Plan, in particular, the Core Strategy. The Planning Authority will carry out a full audit of all land and will assess its suitability for development against a list of criteria will include the sequential test, the availability of existing and planned infrastructure, existing and planned public transport provision, environmental designations and flood risk.

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Submission No. 27 Des Fortune

Summary of Submission	Manager's Response
<ul style="list-style-type: none">This submission refers to Masterplan area Zone 7. It questions why the site adjacent to The Green and St. John's Drive has been upgraded to a Gateway site and as such is suitable for a medical centre or small supermarket according to DAFT*. Planning permission was previously granted for 37 apartments in the upper field; this type of planning is considered in poor taste. It is also questioned why this type of zoning was introduced. <p><i>*Assumed to be the property website www.daft.ie</i></p>	<ul style="list-style-type: none">The objective of a gateway site designation was previously discussed under Submission No. 07. The current land use zoning in this area (Masterplan Zone 7-Carricklawn-Summerhill) allows for medium residential development, and given the site's central location and the contribution it would make to consolidating the town, this density is considered appropriate. All areas will be reviewed during the preparation of the Draft Plan.

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Section 3 Summary of Issues Raised in Late Submissions and Observations and the Manager's Opinion on the Issues

This section provides a summary of the issues raised in the submissions and observations which were received after the closing date for receipt of same and gives the Manager's Response to issues raised therein. The summaries and responses have been limited to matters relevant to the development plan only.

Submission No. 28 Southend Youth Club	
Summary of Submission	Manager's Response
<ul style="list-style-type: none"> • This submission includes many suggestions from youth club members in relation to additional facilities which are needed or which could be developed in the town for both the local community and tourists: <ul style="list-style-type: none"> - Develop the old Cinema in Redmond Square into Roller Skating/Ice skating rinks and café - The Old Smiths/Bacon factory site would make an ideal Peoples' Park and community play area. - A designated Youth Café on the Main Street would be a great advantage for young people. Youth 	<p>The Manager would like to thank the Youth Club for their submission and their interest in the improving the town for both residents and visitors. While some of the suggestions are outside the remit of the Development Plan, the relevant suggestions will be considered during the preparation of the Draft Plan, in particular, the Economic, Tourism and Recreation and Community chapters</p>

Train (training centre) facilities need to be expanded.

- Encourage improvements to shop fronts and attract bigger stores to the town
- More variety in the type of shops is needed, some parts of town are not very wheelchair/buggy friendly
- Provide a cover over the Main Street
- More signage for places of interest and public right of ways are needed.
- Childcare in the town is expensive and all crèches seem to have waiting lists.

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Submission No. 29 Wexford Parks Tennis c/o Austin Pender

Summary of Submission	Manager's Response
<ul style="list-style-type: none">The Town Plan should give consideration to providing mini or midi courts in suitable areas to cater for as many children (5-12 year olds) as possible. Two such courts, made of tarmac, could be provided in a green area, would be a safe easy area to maintain and could be used for all kinds of sports.	<ul style="list-style-type: none">The Manager welcomes the suggestions which would be addition to the recreational facilities for the town's younger population. It is recommended that the Draft Plan make provision for a range of recreational facilities, including tennis courts, at appropriate locations in the town. Such facilities may be provided outside of the town plan.

Submission No. 30 W Gaynor

Summary of Submission	Manager's Response
<ul style="list-style-type: none">There are a lack of public toilet facilities serving Redmond Park and the promenade on the Quay.	<ul style="list-style-type: none">The point raised in relation to the lack of public toilet facilities is noted. The Council has invested a lot of funds providing such facilities and it is considered that demand is currently being met by these facilities which are located at the Tourist Office, the car park behind Asple's, Dunnes Stores and Redmond Park.

<ul style="list-style-type: none"> The submission questions the appropriateness of building a library on 40 plus car parking spaces in the town centre and up against the old town wall. 	<ul style="list-style-type: none"> The new town library is considered to be an excellent example of how a new development can be successfully developed on a key town centre brownfield site, whilst protecting and indeed enhancing the integrity of the town's archaeologically heritage. The library has a positive relationship with the town wall and provides a viewing platform which opens up views of the wall. The library is easily accessible from the town's many car parks, including White's Hotel, Rowe Street, John Street, School Street and on-street car parking. It is also within walking distance of all schools and is well used by students in the town for this very reason.
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Submission No. 31 Minister for the Environment, Community and Local Government

Summary of Submission	Manager's Response
<p>The Council should have regard to the following matters in preparing the Draft Plan</p> <ul style="list-style-type: none"> Carry out a review of the achievement of the policies and objectives in the current plan as a key input to the identification of outstanding goals and objectives to be addressed in the Draft Plan. 	<p>The Manager welcomes the Minister's observations.</p> <ul style="list-style-type: none"> The suggestion that a review be undertaken of all existing policies and objectives is welcomed and this will be undertaken as part of the plan preparation process.

- The Draft Plan should be consistent with the Regional Planning Guidelines for the South-East Region 2010-2022, and in particular, the population targets which will provide the basis for the Core Strategy. The Core Strategy should address the distribution of residential development, retailing, employment, transportation and other services within the plan area.
- The manner in which the legacy of excess zoning is managed in the Core Strategy should have regard to the Core Strategy Guidance issued by the Department. A mix of rezoning, dezoning and phased residential development should be given consideration, informed by the following key issues; environmental designation/ecology rich environments, need for a compacted consolidated urban area attained by the sequential approach to settlement development and densities that respond appropriately to the profile of Wexford Town as a

- The Council will ensure that Draft Plan is consistent, in so far as possible, with the Regional Planning Guidelines. The requirements for the Core Strategy are noted.
- The issues of excess zoning will be carefully considered having regard to the population targets set out in the regard to the Department's Core Strategy Guidance and need to achieve a compact consolidated urban area. The Council will carry out a full audit of all land and will assess its suitability for residential development against a list of criteria will include the sequential test, the availability of existing and planned infrastructure, existing and planned public transport provision, environmental designations and flood risk.

Hub and availability of services.

- The Draft Plan should promote an integrated approach to planning for land use and transportation, to promote sustainable transportation/smarter travel policies and should have regard to the recently published Design Manual for Urban Roads and Streets.
- The Council should ensure that the Draft Plan has regard to policies and objectives of the Minister in the relevant Section 28 Guidelines, in particular, Flood Risk Management (2009), Spatial Planning and National Roads (2012), Retail Planning and Retail Design Manual (2012) and

- The Draft Plan will be framed around the mandatory objective to promote sustainable settlement and transportation strategies in urban areas including the promotion of measures to reduce energy demand, reduce anthropogenic greenhouse gas emissions and address the necessity of adaptation to climate change. The principle of Smarter Travel will be embraced in all sections of the Draft Plan. The Transport chapter will also have regard to the recently published Design Manual for Urban Streets and Roads; the principle aim of which is to end the practice of designing streets as traffic corridors, and instead focus on the needs of pedestrians, cyclists and public transport users.
- The Draft Plan will have regard to all relevant Section 28 Guidelines and will be accompanied by the required Statement of Compliance of these guidelines.

Telecommunications and Support Antennae (1996 and Circular 2012).

- The Council should have regard to recommendations contained in the Development Plan Guidelines in regard to the role of a development plan.

- The Council will have regard to the Section 28 Development Plan Guidelines.

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Section 4 Manager's Recommendations on the Policies to be Included in the Draft Plan

4.1 Introduction

The purpose of this section is to state the Manager's recommendations on policies to be contained in the Draft Wexford Town and Environs Development Plan 2015-2021, 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.

4.2 Recommended Policies

4.2.1 Core Strategy

- To develop a Core Strategy for the area which is consistent with the population targets for the area set out in Regional Planning Guidelines for the South-East Region 2010-2022. The Core Strategy will promote the role of Wexford as a Hub which is self-sufficient, through the provision of employment activities, retail services and social and community facilities.
- To ensure that an appropriate quantum of land is zoned at suitable locations in the Town and Environs to facilitate development during the lifetime of the Plan. 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.

4.2.3 Economic Development

- To be proactive in securing economic development in line with the principles of 'putting people first'.

- To encourage and facilitate sustainable economic development and increased job opportunities in the Town and Environs.
- To ensure that adequate infrastructure is provided to attract new business and investment.
- To promote and encourage innovation, incubation, research and development and facilitate high potential start-up businesses.
- To encourage and facilitate the re-use and regeneration of vacant buildings and brownfield sites in the town centre.
- To facilitate home-based economic development that does not impact negatively on residential or natural amenities.
- To ensure that all retail development permitted is in accordance with the Guidelines for Planning Authorities Retail Planning (DECLG, 2012) and the town's Retail Strategy.
- To encourage appropriate retail development in accordance with the Retail Planning Guidelines for Planning Authorities and associated Retail Design Manual (DECLG, 2012).
- To facilitate retail development which retains and enhances the vitality and viability of the existing retail centre.
- To facilitate and promote the development of sustainable tourism which builds on the unique characteristics and distinctive elements of the town's history, culture and environment.

4.2.4 Housing

- To provide a sufficient amount of residential land to accommodate the population target for the area.
- To ensure the provision of housing for people with specific design needs/people with disabilities.
- To have regard to the Sustainable Residential Development in Urban Areas- Guidelines for Planning Authorities and its companion document Best Practice Urban Design Manual (DEHLG, 2008) in considering proposals for new housing development.
- To encourage high quality building and streetscape design which enhances residential and visual amenities, promotes sustainable use of resources and energy efficiency and facilitates sustainable transport choices.

- To continue to meet social housing needs in the Town and Environs and to integrate housing provided under Part V of the Planning and Development Act 2000 (as amended) into private developments so as to prevent segregation.
- To provide for Traveller accommodation in accordance with the Traveller Accommodation Programme.
- 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.
- To continue to link the delivery of new housing to the delivery of public infrastructure and community facilities.
- To promote and encourage Universal Design and Lifetime Housing in all new housing developments. This type of housing allows for the future adaptation of units as needs present throughout the life cycle of the owner/occupier.

4.2.5 Community Facilities

- 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 town facilitate access by people with special design needs.
- To maintain and improve the provision of community facilities in the area and ensure that new 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.

4.2.6 Recreation, Open Space and Public Rights of Way

- To ensure that adequate amenity and recreational open space and facilities are available for all groups of the population through the zoning of appropriate lands.
- To ensure that all residents have reasonable access to a range of different types of open space and ensure that new open space is integrated with good pedestrian, cyclist and access for people with specific design needs.
- To identify, 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.

4.2.7 Infrastructure, Energy and Waste

- To ensure the optimum provision of water and wastewater infrastructure in the area to accommodate existing and proposed developments during the lifetime of the Plan.
- To conserve water supply in the area through the maintenance of the mains and elimination of leaks.
- To implement sustainable waste management strategies which seek to reduce, re-use and recycle.
- 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.
- To ensure the provision of a secure energy supply and to maximise the potential from renewable energy sources.
- To investigate the feasibility of developing individual domestic wind turbines and small-scale industrial and community wind energy projects.
- To promote energy efficiency in the transport and building sectors.

4.2.8 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
 - support economic development
- To facilitate and promote the upgrading and expansion of public transport networks and services.
- To facilitate and promote arrangements for safer cycling and walking.
- To facilitate and promote ease of movement for people with disabilities.
- To support the implementation of the M11/N25 PPP Scheme.
- To manage, maintain and enhance the 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 integration of land use and transportation by co-ordinating particular land uses with their accessibility requirements.
- To require the submission of Traffic and Transport Assessments and Road Safety Audits for significant developments which have the potential to create significant additional demands on the traffic network.
- To have regard to the Design Manual for Urban Roads and Streets.

4.2.9 Environment

- 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).

- 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 (SEA Directive) and the Planning and Development (Strategic Environmental Assessment) Regulations, 2004 (as amended).
- To ensure the requirements of the Habitats Directive are met for new/reviewed/amended Plans or proposed projects that may have the potential to impact on Natura 2000 sites.

4.2.10 Flood Risk Management

- 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 in accordance with the Planning System and Flood Risk Management Guidelines for Planning Authorities (DEHLG, OPW 2009).
- To implement any flood relief scheme that is approved by the Council subject to compliance with Environmental Impact Assessment, the Habitats Directive and any other relevant European and national legislation.
- To apply the Justification Test when considering zoning objectives for lands in Flood Zone A or Flood Zone B and carry out a Strategic Flood Risk Assessment as part of the preparation of the Draft Plan in accordance with 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).
- To require the provision of adequate storm water retention facilities and Sustainable Urban Drainage Systems (SuDS) in new developments.
- To protect and enhance floodplains and wetlands as vital 'green infrastructure' which provide space for storage and conveyance of floodwater.

- To ensure that, where flood protection or alleviation works take place, that the natural and cultural heritage, rivers, streams and watercourses are protected.

4.2.11 Climate Change

- To develop policies and strategies to combat and/or adapt to the effects of climate change, with particular reference to land-use, energy, transport, water resources, flooding, waste management and biodiversity.
- To support the National Climate Change Strategy 2007-2012, the National Climate Change Adaption Framework-Building Resilience to Change (DECLG, 2012) and any revisions to these documents and facilitate measures which seek to reduce emissions of greenhouse gases.
- To implement any Climate Change Action Plan that is adopted for the Region or the County.

4.2.12 Heritage and Conservation

- To protect, maintain and enhance the natural and built heritage of the Town and Environs.
- To conserve and protect the integrity of sites designated for their habitat/wildlife or geological/geomorphological importance and prohibit development which would damage or threaten the integrity of these sites, including Special Areas of Conservation, candidate Special Areas of Conservations, Special Protection Areas, candidate Special Protections Areas, Natural Heritage Areas and proposed Natural Heritage Areas.
- To ensure that any plan or project and any associated works, individually or in combination with other plans or projects, are subject to Appropriate Assessment Screening to ensure that there are no likely significant effects on the integrity (defined by the structure and function) of any Natura 2000 site(s) and that the requirements of Article 6(3) and 6(4) of the EU Habitats Directive are fully satisfied. Where the plan/project is likely to have a significant effect on a Natura 2000 site it shall be subject to Appropriate Assessment. The plan/project will proceed only after it has been ascertained that it will not be adversely affect the integrity of the site or where in the absence of alternative

solutions, the plan/project is deemed imperative for reasons of overriding public interest, all in accordance with the provisions of Article 6(3) and 6(4) of the EU Habitats Directive.

- 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 identify and protect green corridors and implement any Green Infrastructure Strategy which is adopted for the County.
- To safeguard the archaeological value of the sites and their settings as listed in the Record of Monuments and Places and any other appropriate designations.
- 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 to be carried out for any proposed development that may, due to its size, location or nature, have a significant effect on archaeological heritage.
- To review the current Record of Protected Structures and Natural Inventory of Architectural Heritage and to add or delete structures, where appropriate.
- To require an architectural impact assessment to be carried out for any proposed development that has the potential to have a significant effect on the character or setting of a Protected Structure.
- To protect the landscape, character, quality and distinctiveness of Wexford Town and protect views and prospects of special amenity value or interest.

4.2.13 Design/Urban Design

- 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 encourage the highest standards of architectural design for new developments.

- To ensure that the redevelopment of brownfield sites achieves a high quality design which enhances the town centre and surrounding area and provides good linkages and permeability.
- To continue to carry out environmental improvements to the town centre and create a barrier free environment which is accessible by all.
- To maintain the character of the historic core and ensure that new development does not negatively impact on this character.

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Appendix A - List of Prescribed Authorities, Infrastructure Providers and Stakeholders Consulted

Prescribed Authorities

- Minister for the Environment, Heritage and Local Government
- An Bord Pleanála
- Minister for Agriculture, Food and the Marine
- Minister for Arts, Heritage and the Gaeltacht
- Minister for Communications, Energy and Natural Resources
- Minister for Defence
- Minister for Education and Skills
- Minister for Transport, Tourism and Sport
- An Chomhairle Ealaíonn
- Dublin Airport Authority
- ESB
- Forfás
- Fáilte Éireann
- Health Service Executive
- The Heritage Council
- Health and Safety Authority
- Inland Fisheries Ireland
- National Roads Authority
- An Taisce-the National Trust for Ireland
- Waterford County Council
- Carlow County Council
- Kilkenny County Council
- Wicklow County Council
- Enniscorthy Town Council
- Gorey Town Council
- New Ross Town Council
- County Development Board
- South-East Regional Authority
- South-West Regional Authority
- Mid-East Regional Authority
- Mid-West Regional Authority
- Midlands Regional Authority
- Eirgrid
- Environmental Protection Agency
- Office of Public Works

Infrastructure Providers

- Bord Gáis
- CIE
- National Transport Authority
- Vodafone
- O2
- Eircom
- Hutchinson 3G Ireland Ltd

- Meteor Mobile Communication

Stakeholders

- Wexford Chamber of Commerce
- Wexford Childcare Committee
- Wexford Local Development
- IDA Ireland
- Construction Industry Federation
- South-East River Basin District Project Co-ordinator
- County Enterprise Boards
- Sports Active Wexford
- Sustainable Energy Authority of Ireland
- FÁS
- Enterprise Ireland
- Tourism Ireland
- Karin Dubsky Coastwatch
- Office of South-East Fishermans Co-operative Society
- Coillte
- County Wexford Tourism
- GAA
- FAI
- Board Iascaigh Mara
- IFA
- Teagasc
- Geological Survey of Ireland
- BIM
- Irish Maritime Development Officer
- County Wexford Partnership LES
- Waterford City Council
- South Tipperary County Council
- 2nd Wexford (Port of Wexford) Sea Scouts
- Adult Education Guidance Service
- Adult Literacy Service
- Access 2000
- Aiseirí
- Alzheimer Society of Ireland, Wexford Branch
- An Breacadh Nua (Ard Aobhinn)
- Buí Bolg
- Citizens Information Centre
- Carers Association
- CBDI
- CBS Secondary School Parent's Council
- CBS Secondary School
- CBS Boxing Club
- Childcare Network Local Garman
- Clonard Area Development Association

- Clonard C.G.I
- Clonard Community Centre
- Clonard GAA Club
- Clonard Ladies Football Club
- Clonard Youth Club
- Clonard Ladies Football Club
- Clonard Youth Club
- Co. Wexford Age Equality Network
- Co. Wexford Alzheimer Society
- Co. Wexford Citizen's Information Service
- Co. Wexford Federation ICA
- Community, Training and Education Centre
- Coolcotts Community Centre
- Coolcotts Community Youth Project
- Cottage Autism Network Wexford Ltd
- County Wexford Community Games
- County Wexford School of Music
- Cuidiu-Irish Childbirth Trust-Wexford
- Cura
- County Wexford Community Games
- Deafhear
- DMP Athletic Club
- Dun Mhuire
- EAGLE
- FÁS
- FAB Community Development Project
- Family Life Services
- FDYS
- Ferns Diocesan Youth Service-Youth Info
- GROW in Ireland South East
- Ionad Gaeilge Loch Garman Teoranta
- Irish Senior Citizens Parliament (Co. Wexford Division)
- ISPCA Wexford Branch
- Irish Wheelchair Associations
- Community Childcare Services
- Kennedy Park National School Parents Council
- Loreto Secondary School
- Loreto Parents Council
- Maudlintown Community Group
- Maudlintown Rowing Club
- Menapians AC
- Menapie Scrabble Club
- Multiple Sclerosis Society South Wexford Branch
- Music for Wexford
- National Biofuels
- National Council for the Blind (South East Region)
- National Education Welfare Board

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- National Learning Network/Swan Training Services
- Newstart
- North End United F.C
- Our Lady of Fatima Special School
- Oyster Lane Theatre Group
- Park Hotspur
- Presentation Secondary School
- R.N.L.I Wexford Inshore Lifeboat
- Rehabcare
- Respond Housing Association
- Rural Transport Development Committee
- School Gharman
- Scoil Mhuire
- Scoil na mBraithre
- Scoil Náisiúnta Clochar Mhuire
- Slaney Olympic
- Society of St. Vincent de Paul-Wexford
- Somers Point Development Association
- Soroptimist International
- South End Rapid Community Team
- South End Youth Club
- Southend Development Group
- St. Bridgid's Community Playgroup
- St Ibar's/Joseph's Boxing Club
- St Iberius NS
- St John of God
- St Joseph's Badminton Club
- St Joseph's Club Community Centre
- St Mary's GAA Club
- St Peter's College
- St Patrick's Pipe and Drum Band
- Summerhill Mental Health Centre
- The Flute Ensemble
- The Irish National Heritage Park
- The Mercy NS
- The Safe Project
- Traveller Interest Group-Wexford
- Walsh School of Dancing
- West Wexford RAPID Community Team
- Westgate Computer Centre-WINC Ltd
- Wexart
- Wexford Albion Schools Football Club
- Wexford Access Network
- Wexford Active Retirement Association (Wexara)
- Wexford Area Community Team
- Wexford Arts Centre
- Wexford Bohemians Soccer Club

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- Wexford Branch Federation for Victim Assistance
- Wexford Campus IT Carlow
- Wexford Celtic FC
- Wexford Co Board AAI
- Wexford Community Development Association Society Ltd
- Wexford Community Services Council
- Wexford DAI
- Wexford Disability Development CIL Ltd
- Wexford Education Network
- Wexford Festival Singers
- Wexford Festival Trust
- Wexford Folk Orchestra
- Wexford Friends of the Tall Ships
- Wexford Gymnastics Club
- Wexford Golf Club
- Wexford Harbour Boat and Tennis Club
- Wexford Heritage Centre
- Wexford Historical Society
- Wexford Hooves 'N' Grooves Festival
- Wexford Lions Club
- Wexford Model Railway Club
- Wexford North Road Pigeon Club
- Wexford North and South Road Invitation Pigeon Club
- Wexford Pantomime Society
- Wexford Parks Tennis Club
- Wexford Parish Office
- Wexford Tidy Towns
- Wexford Rape and Sexual Abuse Support Services
- Wexford Reading Circle
- 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 Vocational Club
- Wexford VTOS
- Wexford Volunteer Stroke Scheme
- Wexford Wanderers Rugby Club
- Wexford Wanderers Cricket Club
- Wexford Water Safety
- Wexford Women's Refuge
- Wexford School of Ballet and Modern Dance
- Windmill Therapeutic Training Unit
- Wolfe Tone Community Development Project
- Wolfe Tone Youth Group

No legal status - for information purposes only

- Youth Reach
- Youth Train

No legal status - for information purposes only

Appendix B Mandatory and Discretionary Objectives

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.

- | | |
|------|---|
| (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; |
| (b) | The provision or facilitation of the provision of infrastructure including <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(i) 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(ii) any ancillary facilities or services; |
| (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; |
| (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; |
| (cb) | The promotion of compliance with environmental standards and objectives established for: <ul style="list-style-type: none">(i) bodies of surface water, by the European Communities (Surface |

	<p>Waters) Regulations 2009;</p> <p>(ii) groundwater, by the European Communities (Groundwater) Regulations 2010;</p> <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>
(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;
(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;
(f)	The protection of structures, or parts of structures, which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest;
(g)	The preservation of the character of architectural conservation areas;
(h)	The development and renewal of areas in need of regeneration;
(i)	The provision of accommodation for travellers, and the use of particular areas for that purpose;
(j)	The preservation, improvement and extension of amenities and recreational amenities;
(k)	<p>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> <p>(i) siting of new establishments,</p> <p>(ii) modification of existing establishments, and</p> <p>(iii) development in the vicinity of such establishments,</p> <p>for the purposes of reducing the risk, or limiting the consequences, of a major accident;</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;
(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;
(n) The promotion of sustainable settlement and transportation strategies in urban and rural areas including the promotion of measures to— (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,
(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) 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.

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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.
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.
10. Regulating, restricting or controlling development in order to reduce the risk of serious danger to human health or the environment.
11. Regulating, promoting or controlling the exploitation of natural resources.
12. Regulating, restricting and controlling development in areas at risk of erosion and other natural hazards.
13. Reserving land for use and cultivation as allotments and regulating, promoting, facilitating or controlling the provision of land for that use.
Part II: Control of Areas and Structures
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.
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.

3. Promoting design in structures for the purposes of flexible and sustainable use, including conservation of energy and resources.

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.

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.

- 5 (a) Preserving and protecting flora, fauna and ecological diversity.
- (b) Preserving and protecting trees, shrubs, plants and flowers.

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.

7. Preserving the character of the landscape, including views and prospects, and the amenities of places and features of natural beauty or interest.

8. Preserving public rights of way other than those referred to in Section 10(2)(a).

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.

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.

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.

Part V: Infrastructure and Transport

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.

2. Facilitating the provision of sustainable integrated transport, public 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.

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Appendix C - 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)
- Development Management- Guidelines for Planning Authorities (June 2007)
- Development Plans – Guidelines for Planning Authorities (June 2007)
- Guidance for Planning Authorities on Drainage and Reclamation of Wetlands Draft (September 2011)
- Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns & Villages) and Urban Design Manual – A Best Practice Guide (May 2009)
- Guidelines for Planning Authorities and An Bord Pleanála on carrying out of Environmental Impact Assessment (March 2013)
- 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 – Consultation Draft of Guidelines for Planning Authorities (June 2000)
- Provision of Schools and the Planning System - A Code of Practice for Planning Authorities (July 2008)
- Quarries and Ancillary Activities - Guidelines for Planning Authorities (April 2004)
- Retail Planning -Guidelines for Planning Authorities and Retail Design Manual (April 2012)
- Section 261A of the Planning and Development Act, 2000 and related provisions - Guidelines for Planning Authorities (January 2012) and Supplementary Guidelines (July 2012)

- Spatial Planning and National Roads - Guidelines for Planning Authorities (January 2012)
- Sustainable Rural Housing - Guidelines for Planning Authorities (April 2005)
- Sustainable Urban Housing - Design Standards for New Apartments Guidelines for Planning Authorities (September 2007)
- Telecommunications Antennae and Support Structures – Guidelines for Planning Authorities (July 1996) and Circular PL07/12 (October 2012)
- The Planning System and Flood Risk Management - Guidelines for Planning Authorities (November 2009)
- Wind Energy Development -Guidelines for Planning Authorities (2006).

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