

CLOONROCHE LOCAL AREA PLAN 2009-2015



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The Clonroche Local Area Plan 2009 was adopted by the members of
Wexford County Council on 12th October 2009.

Section 1. Introduction

1.1 Background and Location

Clonroche is located in the parish of *Cloughbawn*. Cloughbawn in Irish means "the white rock", the village is situated at the foot of the Blackstairs Mountains and is strategically located along the N30 National Secondary Route approximately 15 km (9 miles) west of Enniscorthy and approximately 25 km (16 miles) east of New Ross in central County Wexford.



Above: Location of Clonroche in County Wexford

Clonroche has a distinctive character, which is highly valued by its local residents and visitors. As Clonroche continues to evolve this character will need to be positively managed so that the unique qualities that contribute to Clonroche's identity can be protected and enhanced, whilst managing future growth and new development.

This Local Area Plan (LAP) for Clonroche will have a lifetime of 6 years. Plans of this nature intend to develop, improve and bring forward the physical

environment of the village and the immediate area in a way that is in keeping with its existing character. This Local Area Plan has been prepared by Wexford County Council to address the future needs of the village area and people of Clonroche.

1.2 Legal Status

The Clonroche Local Area Plan 2009-2015 has been prepared under sections 18, 19 and 20 of the Planning and Development Acts 2000-2007 and the Planning & Development Regulations 2001-2008. This Plan sets out the vision that will guide the development of Clonroche for the next six years. This Local Area Plan is consistent with the objectives of the County Development Plan (i.e. Wexford County Development Plan 2007-2013).



Above: Aerial view of Clonroche

1.3 Purpose of the Plan

The purpose of this Local Area Plan is to take a long term view of the future development of Clonroche in order to manage change in the village's physical environment and provide for new development that

contributes to and enhances the existing qualities of the village. This shall be done by ensuring that development is planned in a comprehensive and co-ordinated manner through the development policies and objectives set out in this Plan for the next six years.

The **aim** of the Clonroche Local Area Plan 2009-2015 is to:

Facilitate the planned, integrated economic and sustainable development of Clonroche by balancing the needs of the community and preserving or enhancing the natural and built environment.

1.4 Plan Area

As no previous Local Area Plan has been completed for Clonroche, Wexford County Council has established a new development area boundary for the village. The development boundary of the village has been created following consideration of the following factors:

- Consistency with strategic policies at national, regional and local level;
- Anticipated population growth target for Clonroche;
- The existing urban structure of the village and future infrastructural capacity;
- The proper planning and sustainable development of the area.

1.5 Planning Context

Village Function

Clonroche is typical of a village settlement located in a predominantly rural area. The village, situated on the N30, comprises two supermarkets, three public houses, post office, Garda station, hardware store, carpet centre, grocery shop, filling stations and hairdressers. A grain mill operated by Glanbia Plc. (the third largest dairying group in Europe) is a major employer in the area.

The village also has an engineering works, two aluminium window plants, milk intake plant and soft fruit processing plants.

The village performs an important civic and service function with a concentration of civic amenities including a community centre and a primary school. These

provide services not only for the resident population but also for a much wider rural and parish based population.

Physical Setting and Appreciation

Situated between the towns of Enniscorthy and New Ross, Clonroche is located on the foot of the Blackstairs Mountains in a relatively low-lying area within a large agricultural hinterland. The River Boro is the closest major waterway to the village located to its north-eastern side.

1.6 Relationship with other Plans and Strategies

National Spatial Strategy 2002-2020 & the Regional Planning Guidelines 2004:

The National Spatial Strategy (NSS) and the Regional Planning Guidelines (South East Region) are the two primary strategies, which the composition of the Clonroche LAP has had regard to.

Wexford County Development Plan 2007-2013

In the context of the Settlement Strategy set out in the County Wexford Development Plan 2007, Clonroche is identified as a one of 9 strategic growth areas in the County. In addition to good transport links these settlements also provide good infrastructural facilities and services combined with a good population base to maintain them. Appropriate forms of development will be considered in these settlements including medium to high density developments in the core.

The Wexford County Housing Strategy

The Housing Strategy 2007-2013 sets out current and future housing requirements within the County and the requirement for social and affordable

housing. Wexford County Council owns approximately 7.34 acres of land in Clonroche.

1.7 Strategic Environmental Assessment (SEA)

In accordance with the EU Strategic Environmental Assessment Directive (2001/42/EC) a screening report was prepared and consultation with the designated environmental authorities carried out. The SEA screening process decides whether a particular Plan, other than those for which SEA is mandatory, would be likely to have significant environmental effects and thus warrant an SEA. Following the carrying out this screening process and consultation with the designated Environmental Authorities; the Environmental Protection Agency (EPA), The Department of Environment, Heritage and Local Government and the Department of Communications, Energy and Natural Resources, it was determined that an SEA was not required for the Clonroche Local Area Plan.

1.8 Appropriate Assessment (AA)¹

An “Appropriate Assessment” (AA) means an assessment, based on best scientific knowledge, of the potential impacts of a plan on the conservation objectives of any Natura 2000 site and the development where necessary of measures to preclude negative effects.²

The Clonroche Local Area Plan 2009-2015 has met its requirement in this regard by carrying out an AA screening report of the Plan area. This stage examines the likely effects of the plan either alone or in combination with other plans and projects upon a Natura 2000 site and through this process it has been determined that these effects will not be significant.

¹ A report prepared having regard to the relevant EU Guidance, viz. “**Assessment of plans and projects significantly affecting Natura 2000 sites**” (Methodological guidance on the provision of Article 6(3) and (4) of the Habitats Directive 92/43/EEC), EC2001.

² Natura 2000 sites are sites subject to European designations, normally known as SAC (Special Area of Conservation) and SPA (Special Protection Area). These are protected under the Habitats Directive of 1992 (EU directive 92/43/EEC).

Appropriate Assessment Policy:

It is a **Policy** of the Council to:

Ensure any plan or project not directly connected with or necessary to the management of the site (Natura 2000 sites) but likely to have significant effect thereon, either individually or in combination with other plans or projects, shall be subject to Appropriate Assessment of its implications for the site in view of the sites conservation objectives.

Section 2. Strategic Assessment

2.1 Population

The information relating to the population of Clonroche village has been obtained from the most up to date source - the Census 2006 from the Central Statistics Office (CSO).

Table 2.1 – Population Projections for LAP Area 2009-2015

Census Settlement	1991	1996	2002	2006	2009
Clonroche	418	407	339	356	373³

In the period 1991-1996 the population of Clonroche village decreased by 2.6% and between the Census years 1996-2002 the village's population decreased by a further 16.7%. However, between 2002 and the most recent census of 2006 the population of the village increased by 5% to a population of 356 (Census 2006). The overall population of the village has however decreased by approximately 62 people since 1991.

Due to the fact that Clonroche village does not fall into the towns division of the Census 2006, the information as calculated in sections 2.3, 2.4 and 2.5 has been derived from Electoral Division information from the CSO Census 2006. By using this information a general picture of the age profile, employment and travel patterns of the village can be established.

2.2 Population Projections 2009-2015

The population projections for Clonroche were calculated taking into account natural increase in the village's population, the village's role as a strategic growth area and the availability of wastewater treatment capacity.

³ Taking into consideration natural growth of 5% and average household size of 2.8 per household over the period 2006 to 2009.

Taking into consideration the current economic climate, the projected levels of population to 2015 are not expected to grow at this rate. Three different growth scenarios have been prepared based on high, medium and low levels. Due to infrastructural restraints it is expected an additional 22 dwelling units will be constructed prior to any expansion of the water treatment plant, based on the average household size of 2.8 per household this will accommodate a population growth of approximately 62 people in the coming years. This would provide for an expected population of 435 on completion, this growth represents a 16% increase and for the purpose of this Local Area Plan will be considered a high growth scenario. It is anticipated that the medium growth scenario would be most likely.

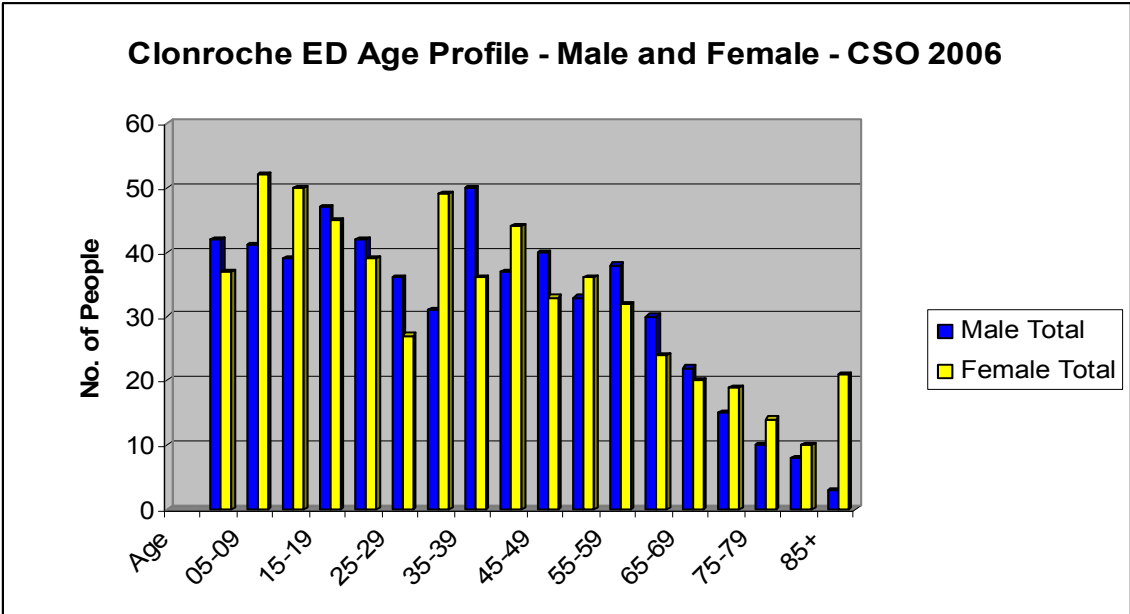
Table 2.2 – Population Projections to 2015

Year	Low (1%)	Medium (5%)⁴	High (16%)
2015	376	392	435

⁴ Due to the current economic climate and going on previous Census figures between 1991-1996 pop decrease of 2.6% and 1996-2002 pop decrease of 16.7% it is anticipated the village of Clonroche may suffer from out migration due to unemployment or lack of infrastructure. Therefore the low and medium population figures have factored this issue in and the percentage population growth has been adjusted to reflect this.

2.3 Age Profile

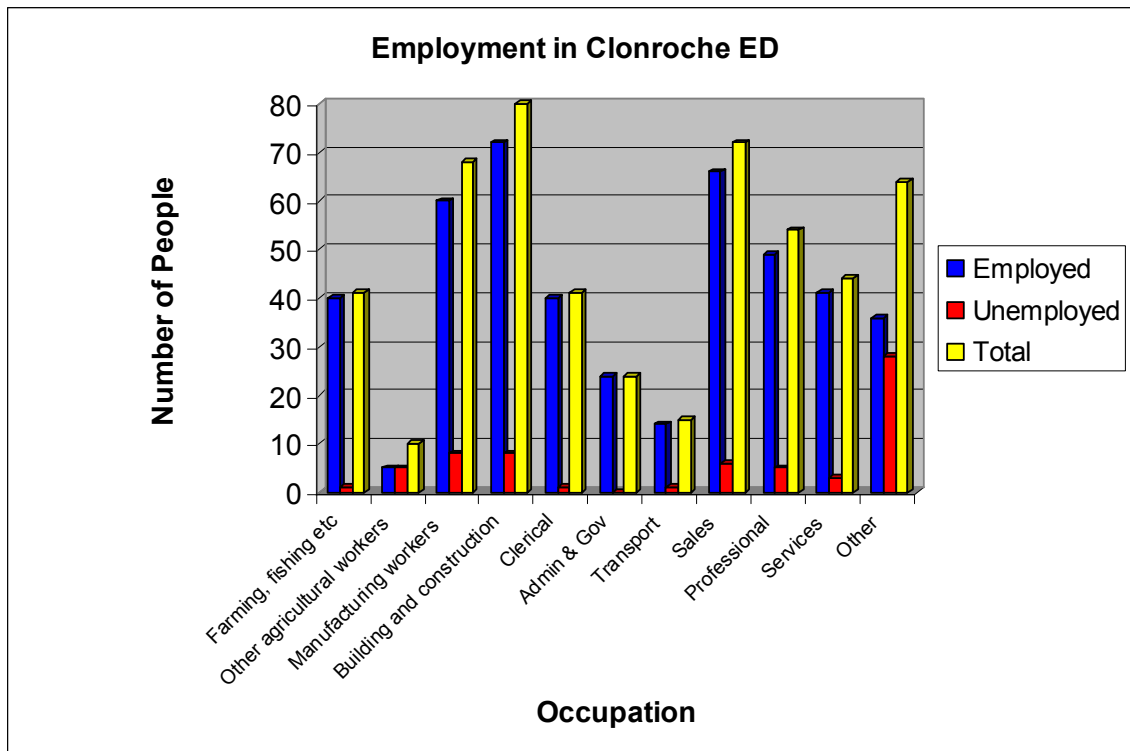
The age profile of the Clonroche has a high representation of younger people. Three of the largest age groups are under the age of 19 with the highest number in the 05-09 year age bracket at 8% of the Electoral Division’s population. This has important implications in terms of both education and employment provision during the life of the Plan with many people in the area approaching third level education age and others seeking employment. This could also have an adverse impact on migration levels.



2.4 Employment

According to the Census 2006 the Clonroche ED has high numbers employed in the Manufacturing (13.4%) and Construction sectors (16.1%) of the workforce. There are quite low numbers employed in the Transport sector and the Agricultural sector despite the village's rural background.

According to CSO figures released in May of 2009 the Live Register figure has now surged by more than 80% over the past 12 months. This seasonally adjusted figure means unemployment now stands at 11.4 % nationally. Due to the high percentage of people from Clonroche employed in the the Manufacturing and Construction sector it not unreasonable to suggest that unemployment has grown to over 14% approximately in Clonroche.

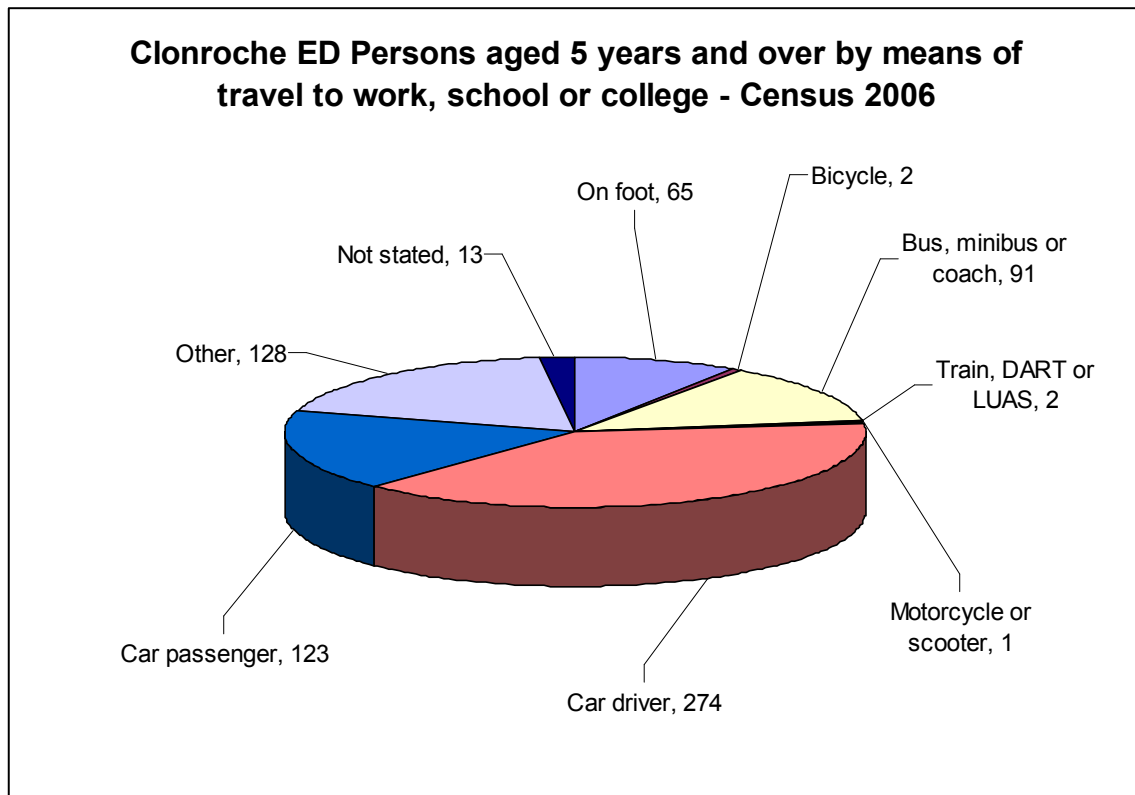


2.5 Travel Patterns

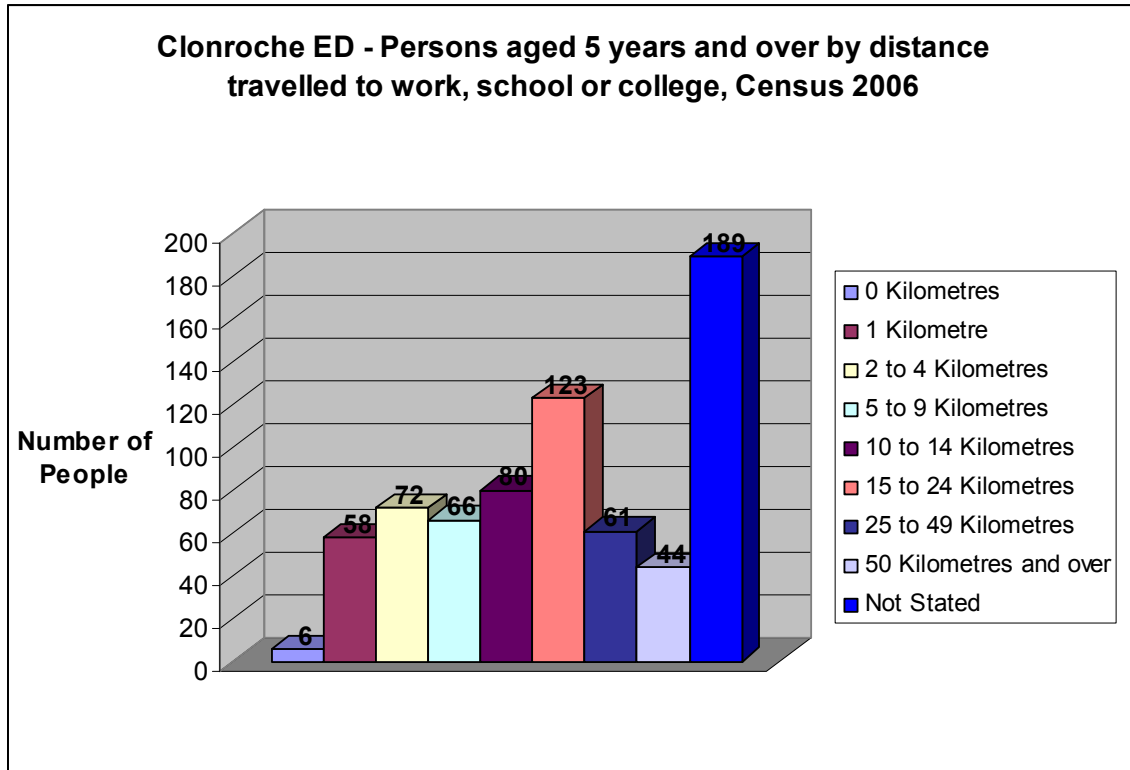
A total of 699 people in the Clonroche ED were surveyed on their travel patterns by the CSO in 2006. The preferred mode of transport was the private car with 56.7% travelling as car driver or car passenger. This high level of car usage is probably due to the proximity of Enniscorthy (13.4 km), New Ross (23.2km) and Wexford town (37.5km).

The next most popular defined mode of travel is bus/coach with 13% of those surveyed choosing this mode; this would suggest a significant proportion of the population in the Clonroche ED make use of the bus services. A commuter bus service run by Bus Eireann operates through the village of Clonroche on the Dublin to Waterford City route, with four services daily to Waterford Bus Station and also four services daily to Dublin Busáras, including early morning services.

A Rural Bus service also operates from the village every Thursday morning, which provides transport from Clonroche through the local villages all the way to Wexford Town.



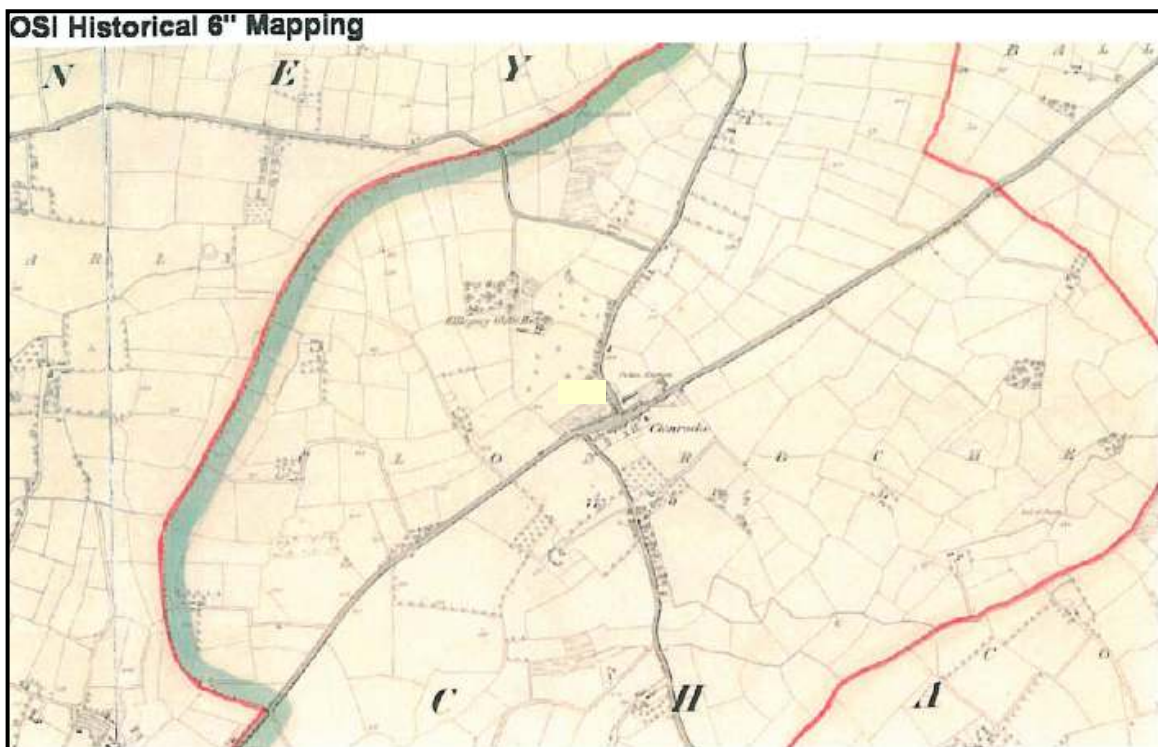
The most common stated distance travelled is 15-24 kilometres with 10-14 kilometres next most travelled, this suggests a large number of residents travelling to work or school are within travel to the nearest towns in the area and that the majority of these either work or attend school in New Ross/Enniscorthy.



Section 3. Urban Character Assessment

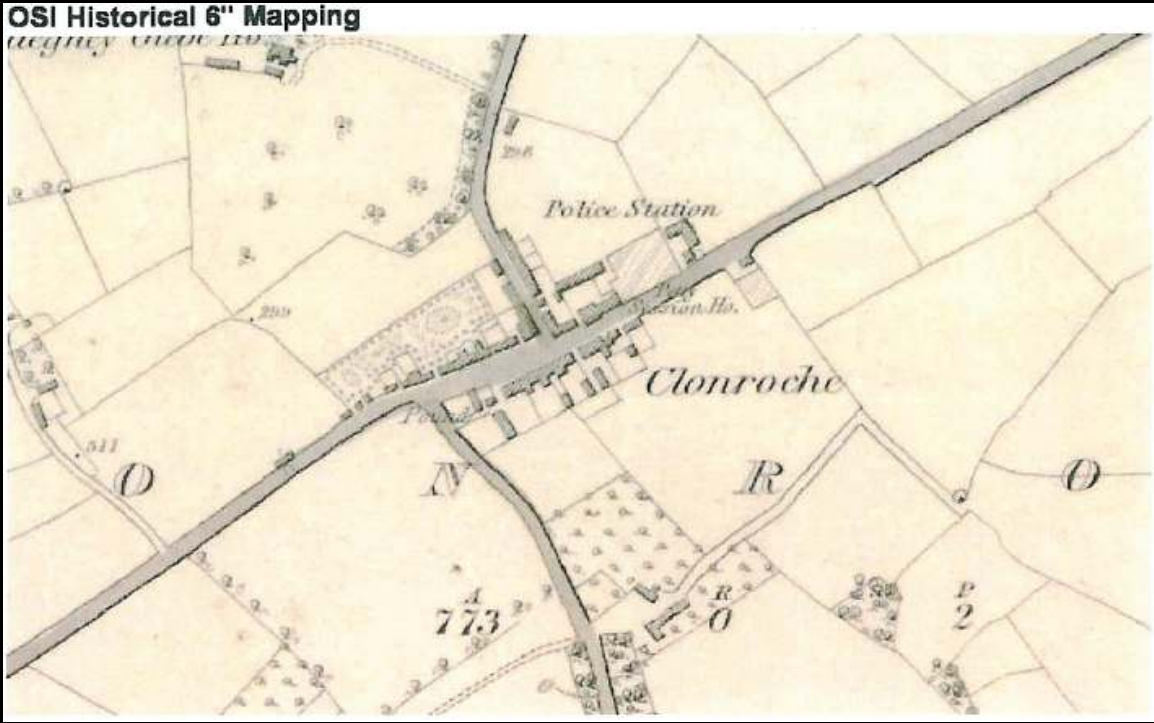
3.1 Historical Development

The townland of Clonroche was known since 1589 as *Clone Roche*. Around 1606 *Cloneroste*, and toward 1654 became known as *Clonroch*.⁵ It was thought for some time the name refers to Roches Meadow but a better translation comes from a mixture of Irish and French meaning rocky pasture, which best describes the nature of the shingle soil. The urban village of Clonroche was founded after the Cromwellian wars circa 1668. The village developed astride the coach road linking Wicklow and Waterford. From the mid-17th century until the early 20th century, the village of Clonroche was located on the large estate owned by the Carew family of nearby Ballyboro (later renamed Castleboro). From the 18th century onwards, their seat was Castleboro House, and a notable head of this family was Robert Carew (1787-1856).

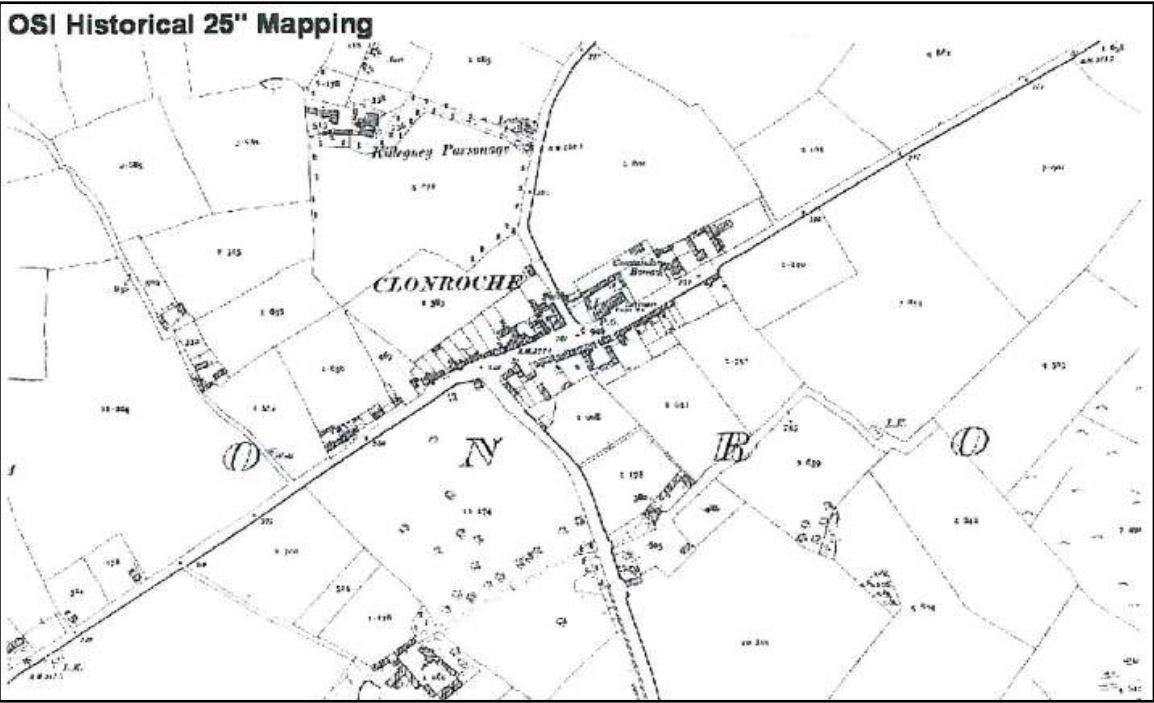


Above: OSI Historical 6" Map 1834-1842

⁵ <http://www.esatclear.ie/~lorcand/history.htm>



Above: OSI Historical 6" Map 1834-1842



Above: OSI Historical 25" Map

At the beginning of its history Clonroche consisted mainly of a grouping of several dwellings situated along the main road linking New Ross and Enniscorthy. The map above demonstrates that a police station was located in the centre of the village. The village has developed out along the main road in a typical linear fashion with some development also occurring along the northern and southern routes adjoining the main road.

3.2 Urban Character Assessment

The extent of the Local Area Plan boundary for Clonroche has been determined by the pattern of the existing urban development, the future capacity for infrastructural developments and the need to consolidate and enhance the existing urban structure of the village.



Above: Aesthetic view in the village

The village structure is predominantly linear – focusing primarily on the main route which dissects the village – the N30 National Secondary Route which connects the towns of Enniscorthy and New Ross.

3.2.1 Distinctive Features of the Streetscape

Clonroche village comprises of the buildings aligning the main thoroughfare which is the N30 Route, the village park and community centre and some additional residential development which has occurred along the County road to the north and south of the village.

The most distinctive features of Clonroche's streetscape include –

- The Village Core or nucleus which is focused between the two county road T junctions with the N30.
- 'An Tobar' a National Monument located along the main thoroughfare in the village centre;
- The Ivy covered Farm Building which fronts onto the N30;
- In terms of civic spaces; areas such as the Village Park which is situated on the south western end of Village Core;
- The narrow lanes leading horizontally off Main Street which provide access to the backlands;
- The approach to the village from the southern and western side which consists of lines of mature deciduous trees on either side of the road;
- The Community Centre at the junction with the N30 and the county road to the south of the village.

3.2.2 Character Zones

Though the village is relatively small, it was thought it would be of some benefit to divide the village into different character areas for the purpose of this chapter.

Character Area 1: The Village Core

This is the heart of the village as defined by both building line and building form – a mixture of short terraced buildings and detached two storey structures which provide a certain compactness, unity and enclosure compared to the remainder of the village. The Clonroche community



Above: Millennium Park

centre is also located in the village core which provides easy access and parking to the south and west. The village's 'Millennium Park' is also located in the core with the Campus petrol station located to its north. Clonroche has a unique



Above: Green's foodstore/ hardware shop

feature in its village core in that a working farm is situated there. This farm is integrated with its adjoining uses and functions quiet well at this location while also being capable of attaining access to agricultural lands to the rear and northeast. This area also has a strong commercial presence with the main services for village and surrounding hinterland being

provided here, such as shops, public houses, post office and food outlets.

Character Area 2: The Eastern Linear Village

This area extends from the eastern edge of the village core (east of the farm) to the ESB Control station which adjoins the Glanbia Feedmill complex. This area is defined by a mix of uses including commercial, residential, community (Garda station). The pattern of development in this area is contained along the N30 and includes detached residential dwellings on each side of the primary route, free standing commercial buildings which are generally set back further from the road edge than some of the more traditional buildings in the village core.

Character Area 3: The Western Linear Village

This area stretches westward from the edge of the village core and encompasses Canon Murphy Park, Clonroche National School and detached residential dwellings predominantly on the northern side of the N30 roadway. Johns Lane and the Blackstairs View walkway are also located in this area. The walkways extend northwestwards away from the village edge towards the Blackstairs Mountains.

Character Area 4: The Southern Component

The area stretching from the village core to the south of the village is comprised of some linear development and Wexford County Council's Waste Water

Treatment Plant. The local authority housing scheme 'Sli an Uisce' is located to the southern extremity of the plan area.

3.2.3 Buildings in the Village

The majority of the village's building stock is of nineteenth and twentieth century origin. The most notable buildings are contained in the village core; these include Tectors funeral home house and the attached buildings dating from 1914 which form the old farm complex, the Boro Inn, the Cloch Bán bar, the Post Office, Clonroche House all of the aforementioned are two storey buildings. The prominence of these buildings makes them important local landmarks.



Above: The Cloch Bán



Above: The Boro Inn



Above: Tector's funeral home

One of the more recent buildings in the village is the Community Hall, located at the junction with the N30 and the county road. This provides a location for civic functions in the village.

On the edge of the village there are some notable buildings, which due to their prominence make them important local landmarks, such as the Glanbia Feedmill complex on the eastern extremity of the village and Clonroche National School on the western edge of the village.

3.2.4 The Interrelationship between Buildings, Spaces and the surrounding Environment

The more traditional building form in the centre of the village creates a sense of enclosure. Trees that line the county road to the western end of the village along the N30 and also on the county road to the south of the village also create a type of enclosed space.

1. Clonroche Millennium Park:

The Park is the principal public open space in the village. The land on which it is situated was originally donated by the Dier Family and was developed by the Clonroche Development Association with the help of the Community Volunteers to commemorate the millennium. It is bound by an evergreen hedge on all sides with several deciduous trees also in place. The park can be accessed from the county road which runs along its eastern side. Agricultural land surrounds the rear and southern boundaries of the park. Car parking is located to the front of the site. The park is pristinely kept with several benches and picnic tables provided for the public.



Above: Millennium Park

2. Approach roads to the Village

Many of the approach roads to the village are unique in that large deciduous trees are located along each side creating a sense of enclosure and also demonstrate a contrast between the rural and built environment of the village.

Right: These two photographs demonstrate approach roads to the south and north of the village



3. Infill Development Opportunities

A number of significant opportunity sites have been identified throughout the village which would benefit from infill developments. Many of these relate to areas where the traditional building lines have been eroded (due to dereliction and/or demolition and new build).



Above: View of the main junction in the town

4. Vacant & Derelict Buildings

Several vacant or derelict structures exist scattered throughout the village. These buildings can have a negative effect in terms of urban design and the overall character of the village. Replacement dwellings would be a good option at these locations.

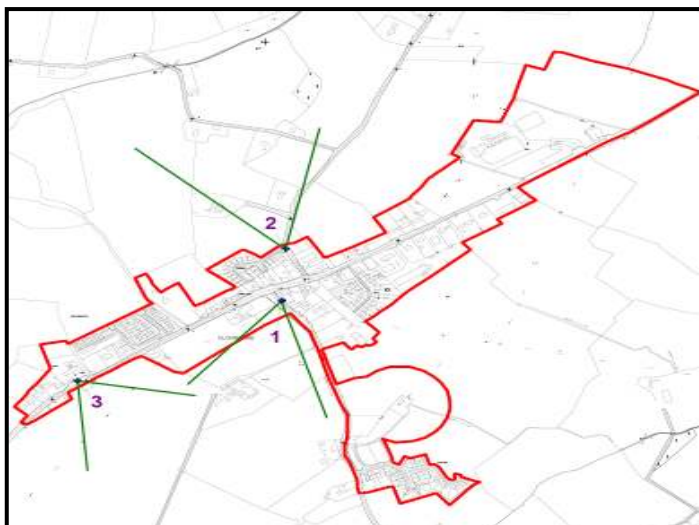


Above: Two examples of derelict structures in the village.

3.2.5 Views to Protect

Several views exist within the village, which the Council believe are worthy of protection. These are demonstrated on Map No. 3 in the appendix of this Plan and are as follows:

1. View from the community centre across the Millennium Park and towards landscape and farm land beyond.
2. Stone wall, mature trees, winding road and open landscape departing the village on the Poulpeasty Road just beyond Woodlands.
3. View across rolling countryside from the school area.



Left: Map No. 3 - Views to Protect in Clonroche Village

The Council is aware of the proposed by pass route to the south of the village and does not expect this route to have any negative effect on the protected views out of the village.

3.3 SWOT Analysis

From a review of the existing available data and literature, and after consultation with the public, the main strengths, weaknesses, opportunities and threats are identified as follows:

Strengths:

- Village Core
- Landscape & Setting – River Boro & Blackstairs Mountains
- Village is traditional centre of rural hinterland
- Good range of local services (i.e. pubs, shops, post office, etc.)
- Good accessibility to nearby larger towns. The N30 connects to Enniscorthy and New Ross, and R735 connects to N25 onto Wexford Town.
- Recent new developments

Weaknesses:

- Traffic volumes and pedestrian safety
- Lack of infrastructural capacity to allow expansion of urban area
- Lack of amenities

Opportunities:

- Development of amenity area of Blackstairs view mountains and Johns Walk
- Infill development opportunities
- Attractive villagescape that could be improved
- Conserve and enhance built environment
- New road connections and opportunity for development of bypass – alleviate pedestrian safety problems

Threats:

- Continuation of linear development of village
- Development on the periphery of the village with poor connectivity
- Increased traffic through Village centre

To ensure the sustainable development of Clonroche, the strengths and opportunities outlined above need to be encouraged, protected and developed. The threats and weaknesses need to be addressed and monitored. Therefore the above SWOT analysis has been used to help formulate the plans and objectives for the Plan.

Section 4. Core Strategy

4.1 The Vision for Clonroche

The proposed development strategy as put forward in this Local Area Plan is to ensure that Clonroche village develops as a sustainable balanced settlement with appropriate amounts of residential, commercial, industrial, and recreational development.

Vision for Clonroche

To build on Clonroche's current strengths and develop the area by promoting:

- A desirable place to live with an adequate mix of housing;
- Convenience for the local community in relation to provision of services and ancillary requirements;
- A vibrant and unique community;
- A walkable and safe pedestrian friendly environment;
- A degree of self sufficiency.

This Local Area Plan builds upon the strategy of the Wexford County Development Plan 2007-2013 by supporting and promoting the sustainable development of Clonroche as a self-supporting community, enjoying a good standard of life in terms of housing, employment, amenities, transport and natural environment.

4.2 Development Proposals

It is the policy of the Council that development proposals will only be considered where they:

1. Are located within the settlement boundary as defined on the Land Use Zoning Map 1;
2. Provide high quality development in accordance with the Department of the Environmental, Heritage & Local Government's (DOEHLG's) 'Planning Guidelines on Sustainable Residential Development in Urban Areas' and its companion document the 'Urban Design Manual';
3. Comply with the Development Management Guidelines in the Wexford County Development Plan 2007-2013.

4. Protect and enhance the village's physical character and natural environment;
5. Do not significantly affect neighbouring properties' residential amenities and those of the surrounding area;
6. Do not create traffic hazards.

The Council will encourage developments which contribute to the revitalisation of the village in a manner that is sympathetic to its character and surroundings, through:

- Promoting the redevelopment of derelict, obsolete and brownfield sites; and
- Ensuring that the design of new developments conforms with the guidelines set out in the Wexford County Development Plan 2007-2013 and relevant government guidance.

4.3 Purpose of Land use Zoning

The purpose of land use zoning is to indicate to property owners, developers and the general public, the types of development that are considered most appropriate in each zone and to give guidance to the criteria used by the planning authority to assess planning applications. In this context, the zoning objectives allow the developer to plan proposals with some degree of certainty, subject to other conditions and requirements as set out in this Plan and the Wexford County Development Plan 2007-2013. In managing development, zoning seeks to avoid opposing and incompatible uses so as to promote greater environmental quality and thereby rationalise the land use pattern of the village.

Residential

Zoning Objective: To protect and improve residential amenities.

This zoning provides for the protection and improvement of the residential amenity and the provision of new and improved ancillary services. Under this Residential Zoning the following densities will be acceptable:

Zoning Density	Maximum Dwelling units per		Indicative appropriate locations
	Hectare	Acre	
Low - Medium Density	10 - 17	4 - 7	Green Field/ Edge of Town/ Existing Residential Area

Village Centre Uses

Zoning Objective: To protect and enhance the character of Clonroche Village centre by providing for the development and improvement of appropriate village centre uses including residential, retail, commercial, office and civic uses.

Commercial

Zoning Objective: To protect existing commercial areas and make provision for commercial uses.

Industry

Zoning Objective: This zoning provides for industrial type uses.

Open space & Amenity

Zoning Objective: To protect and provide for recreation, open space and amenity provision.

The areas included in this zoning objective cover both private and public open space throughout the plan area.

Community & Education Uses

Zoning Objective: To provide for new facilities and extensions to existing community, social and educational uses.

The objective of this land use zoning will be to ensure the provision of adequate community and education facilities including health centre/clinic; place of worship/graveyards, cultural uses, school, nursing home, community hall, sports club, recreational building and park/playground.

Mixed Use & Residential

Zoning Objective: To provide mixed use development and residential uses for the future consolidation of the village centre while also providing for district type centres in other areas.

A mix of residential, commercial, and retail uses will be considered acceptable in principle subject to the amenity of adjacent premises being preserved. Other permissible uses include retail service type outlets, small scale office uses and community uses.

Under this **Mixed Use & Residential Zoning** the following densities will be acceptable:

Zoning Density	Maximum Dwelling units per		Indicative appropriate locations
	Hectare	Acre	
Medium – High Density Residential	17 - 25	7 - 10	Existing built up area – Village Centre

Public Utilities

Zoning Objective: To provide for and improve Public Utilities in Clonroche. The purpose of this zoning is to provide for and preserve land mainly in the ownership of the Council or other bodies charged with the provision of services such as electricity, telecommunications, water, waste and wastewater etc. as well as car parking in the village.

Transition Zone

Zoning Objective: To provide for a transition zone between conflicting land uses so as to protect the amenities of more sensitive land uses.

The purpose of this zoning objective is to provide a transition zone between conflicting land uses – for example residential and industrial uses. The zone provides both a physical break in zoning uses and also assists in the overall integration of different land uses by providing a transition area which avoids adverse conflict between different uses. Types of land uses in this transition zone must avoid manufacturing heavy or light industry.

Exclusion Zone

Zoning Objective: To provide a 100metre exclusion zone around the existing waste water treatment plant.

This is in accordance with Section 6.3.1 of the Wexford County Development Plan.

4.4 Land Use Zoning Matrix Table

The following land use matrix provides general guidance in assessing the acceptability or otherwise of development proposals.

The land use-zoning matrix is intended to provide guidance to potential developers. It is not intended to replace the normal planning process. An indication that a proposal would be ‘Permitted in Principle’ from the matrix should in no way be taken to imply a granting of permission, or indeed that a planning application may necessarily be successful. Individual applications are a matter for the Local Authority to decide and the final decision rests with them, taking into consideration the merits of individual cases and circumstances that may be relevant at a specific time or at a specific location.

Y – Permitted in Principle

Land uses designated under each zoning objective as ‘Permitted in Principle’ are generally acceptable, subject to compliance with the relevant policies, standards and requirements set out in his Plan.

N - Not Permitted

Land uses which are indicated as 'Not Permitted' in the Land Use Zoning Matrix will not be permitted.

O- Open for Consideration

Land uses in this category may or may not be acceptable and proposals in this category will be considered by the Planning Authority on their individual merits. Land uses shown as 'Open for Consideration' may be acceptable in circumstances where the proposal will not conflict with the policies and objectives for the zoning and the permitted or existing uses.

Furthermore, the proposal should be in the interests of the proper planning and sustainable development of the area.

Land Use Zoning Matrix Table Key

R	Residential
VC	Village Centre
I	Industry
C	Commercial Uses
OS&A	Open Space & Amenity
C&E	Community & Education Uses
MU&R	Mixed Use & Residential
PU	Public Utilities
TZ	Transition Zone
EX	Exclusion Zone

Figure 4.1 - Land Use Zoning Matrix Table

	R	VC	I	C	OS & A	C & E	MU&R	PU	TZ	EX
Advertising	N	O	O	Y	N	O	O	O	O	N
Amusement Arcade	N	O	N	N	N	N	O	N	N	N
Bank	O	Y	N	O	N	N	Y	N	O	N
Car Parking	O	Y	N	Y	O	Y	O	Y	O	Y
Car Sales/Repair	N	O	N	Y	N	N	O	N	O	N
Childcare Facilities	Y	Y	N	O	N	Y	Y	N	P	N
Discount Food stores	O	Y	N	O	N	N	Y	N	N	N
Graveyard	N	N	N	N	Y	Y	N	N	O	Y
Indoor Leisure facilities	O	Y	N	O	O	O	Y	N	N	N
Community Uses Hall/Centre/Church	O	Y	N	N	N	Y	Y	N	N	N
Guesthouse/Hostel	O	Y	N	Y	N	N	Y	N	N	N
Hair Dressing Salon	O	Y	N	Y	N	O	Y	N	N	N
Health Centre	O	Y	N	N	N	O	Y	N	N	N
Hotel	O	Y	N	N	N	N	Y	N	N	N
General Industry	N	N	Y	N	N	N	N	N	N	N
Light Industry	N	O	Y	O	N	N	O	N	O	N
Recreation/ Open Spaces	O	O	N	N	Y	Y	O	N	O	N
Nursing Home	Y	Y	N	O	N	Y	Y	N	O	N
Office	O	Y	N	Y	N	O	Y	N	N	N
Play Ground	Y	O	N	N	Y	Y	O	N	P	N
Petrol Station	N	O	O	Y	N	N	O	N	N	N
Public House	N	Y	N	O	N	O	Y	N	N	N
Recycling Facility	Y	Y	N	O	N	Y	Y	Y	O	N
Residential	Y	Y	N	N	N	N	Y	N	N	N
Restaurant	O	Y	N	Y	N	N	Y	N	N	N
Retail Warehousing/ Wholesale/ Warehousing	N	N	N	O	N	N	O	N	N	N
Retail Comparison	N	Y	N	O	N	N	Y	N	N	N
Retail Convenience	O	Y	N	Y	N	O	Y	N	N	N
School	Y	Y	N	N	N	Y	O	N	N	N
Take Away	O	Y	N	N	N	N	Y	N	N	N
Tourist – Holiday Home Dev/Camping/Caravan	N	N	N	N	O	N	N	N	Y	N

Section 5. Development Management Policies and Objectives

This section of the Plan contains detailed development strategy policies and objectives which will govern the future development of Clonroche Village. These policies and objectives together with the Core Strategy discussed in Section 4 as well as the Development Standards and Guidelines in Section 10 of the Wexford County Development Plan 2007-2013 will be used to make consistent decisions on planning applications within the LAP area.

5.1 Population and Zoned Land

The key policy of the Council is to ensure that the village is as far as possible self-sufficient in terms of employment, housing and also to ensure the concurrent delivery of services and facilities with new developments within the village boundary.

Clonroche is currently presented with some constraints in terms of the amount of growth that can occur over the next six years. It is expected that the existing wastewater treatment plant will be upgraded to accommodate the development of 13 social houses and 9 private dwellings. A proposal to upgrade the current treatment plant to 2500 PE for future development is currently being considered by the Department of Environment, Heritage and Local Government. Future population growth in the village will be facilitated by these upgrading works and the upgrading has been factored into the proposed land use zonings.

Population and Zoned Land Objective
It is an objective of the Council to:
PZL - Seek to facilitate the release of new residential lands, giving priority to locations that enhance the existing urban structure (sequential test) and which can be integrated into existing public services. Infill development will therefore be encouraged in the village.

5.2 Housing

Clonroche is currently constrained with regards to residential development; the necessary waste water infrastructure is currently not in place to allow for the expansion and additional zoning of residential lands.

5.2.1 Housing land supply based on population projections

The requirement for new housing is estimated from the projected increase in households for the area. It is estimated that the population of Clonroche will grow naturally by approximately 62 persons within the lifetime of this plan, by applying the national household size of 2.8 persons per household⁶ it is estimated that a minimum of 22 residential units will be required to facilitate natural growth during the Plan period.



Above: Woodlands Housing Estate

Based on an average density of 17 units per hectare (medium density), and incorporating a factor of two to acknowledge the fact that not all lands identified for development will be developed over the plan period, it is estimated that a total of 2.6ha⁷ will be required for new housing to cater

for the predicted population growth of the village over the next six years.

However planning permission has been granted for 22 dwellings, 13 social and 9 private dwellings so this would appear to cater for the projected demand.

An additional 1.7ha of land has been zoned to the rear of the existing petrol station to accommodate future village expansion. The development of this land will be dependant on additional capacity being secured at the wastewater treatment plant or alternative methods of wastewater disposal.

⁶ the average household size for Wexford County, – Average Household Size - CSO 2006

⁷ 22 dwellings required – average density 17 per ha, $22/17=1.3\text{ha}$ required X 2=2.6ha

Housing Land Supply Policies

It is a **policy** of the Council to:

1. Zone sufficient land to allow for the probability that some centrally located sites will not become available in the lifetime of the plan.
2. Use a sequential approach to residential development, firstly through in-fill opportunities followed by brownfield sites and where these previous sites are not viable only then will new residential lands be considered.

5.2.2 Existing and Future Residential

The type of residential development existing in the village is typical of any similar sized Irish village. It varies from one off housing on the outskirts of the settlement, to ribbon development on the road approaches, to housing estates of varying design and densities. Recent development in the village has occurred predominantly on the southern side, with a Local Authority housing development of 34 dwellings completed, with an expected additional 13 dwellings to be constructed.

The lack of waste water infrastructure in the village will restrict future residential development in the village.

Existing and Future Housing Policies

It is a **policy** of the Council to:

1. Encourage a mix of housing type, tenure and size in order to meet changing household size and composition and to provide a social and demographic balance in the village.
2. Require that 20% of land zoned for residential development or for mix of residential and other uses, shall be made available for the provision of social and affordable housing.
3. To consolidate the existing settlement pattern by encouraging a sequential approach whereby new developments in close proximity to the existing built-up area are developed through in-fill development having regard to the need also to provide open space, car parking and other appropriate planning and environmental criteria.

Existing and Future Housing Objectives

It is an **objective** of the Council to:

H1 - Ensure the implementation of the Housing Strategy and to integrate housing provided under Part V of the Planning and Development Act 2000-2007 into private housing development in a layout that prevents segregation and promotes good design and layout.

H2 - Carry out the Council responsibilities under the Housing Acts and to provide Local Authority dwellings, affordable units, voluntary co-operative housing and private sites as the need arises and as finances permit.

H3 - Actively promote the provision of community, educational, social and recreational facilities in parallel with future housing development.

H4 – Ensure any mature hedgerow, trees or old stone walls are retained insofar as possible in new developments in the village.



Above: The Villas housing estate

5.2.3 Residential Density & Housing

The Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities' DoEH&LG December 2008 sets out the Government's policy of encouraging more sustainable urban development by the avoidance of excessive suburbanisation and the promotion of higher residential densities in appropriate locations. Developers should therefore take account of the advice contained in these guidelines. This will result in proposed sustainable developments of sufficiently high design quality that will facilitate the granting of planning permission.

Residential Density & Housing Policy

It is a **policy** of the Council to:

Ensure densities and design in residential developments are in accordance with the 'Sustainable Residential Development in Urban Areas' - Guidelines

for Planning Authorities' and the companion document 'Urban Design Manual A Best Practice Guide' DoEH&LG December 2008.

5.2.4 Infill Housing & Replacement Structures

Where appropriate infill housing in the existing built up areas of the village will be encouraged. Replacement of derelict dwellings and other structures will also be encouraged.

Infill Housing & Backland Development Policy

It is a **policy** of the Council:

To encourage infill housing & the replacement of derelict structures on appropriate sites where the proposals respect the existing scale and character of the area.

5.2.5 Traveller Accommodation

Wexford County Council has adopted an Accommodation Programme for the Traveller Community 2009-2013 and will monitor the requirements of the travelling community within the Local Area Plan area for any future requirements. The main brief of the document aims to provide appropriate accommodation for indigenous Traveller families.

Traveller Accommodation Policy

It is a **policy** of the Council to:

1. Facilitate if necessary the provision of appropriate accommodation for the traveller community in Clonroche in accordance with the Traveller Accommodation Programme 2009-2013 adopted by Wexford County Council in March 2009.
2. Ensure the design and layout of accommodation has regard to the Housing (Travelling Accommodation) Act, 1998.

5.3 Sustainable Development

The vision for the Clonroche Local Area Plan is based on the need to ensure the sustainable planning and development of the village. It will provide for a village with a balanced community, high quality standards in the provision of

housing, employment, social and community facilities, transport, recreational amenities and the natural environment.

The Council is committed to encouraging more sustainable development through efficient energy use and increasing the use of renewable energy in new building projects.

The Council shall have regard to the Building Energy Rating (EU directive) which came into effect on the 1st January 2007. This is an energy performance rating for all housing in relation to insulation and energy performance.

Sustainable Development Policy

It is the **policy** of the Council that:

All new residential building developments will be required to meet low energy performance targets. Each building's energy performance as calculated by the Building Energy Rating (BER) will have a minimum energy efficiency rating of B1. New buildings should incorporate renewable energy technologies in order to help achieve the B1 rating required.

5.4 Retail and Commercial

The County Retail Strategy classifies Clonroche as a 'Strategic Growth Area'. The village is located strategically between Enniscorthy and New Ross and provides a local service centre for a wide catchment area. Retail and commercial services in the village are located along the main thoroughfare the N30.

The local shops form part of the economic life of the village as well as playing an important part in the everyday social and community life of the residents. Such shops also reduce the need to travel. For a village of its size Clonroche is well



**Above: Green's Drapery Store
Below: Green's Food store**



catered for in terms of services with hairdressers, a post office, restaurants and public houses to name but a few of its local services.

To fulfil its role as a strategic growth centre for the County, the Council will encourage the protection and enhancement of existing retail services and the expansion of the village centre to increase its retail and commercial strength.

Retail and Commercial Policies:

It is the **policy** of the Council to:

1. Maintain and foster the role of Clonroche as an important service centre for the surrounding rural hinterland.
2. Encourage the expansion of retail and commercial services and facilities sufficient to meet existing and proposed local needs.
3. Ensure that the retail development proposals conform to the requirements of the County Retail Strategy and the 'Retail Planning Guidelines' DoEHLG 2005.
4. Ensure that new retail/commercial developments are designed to the highest standard and located to ensure safe, sustainable and convenient access.

Retail and Commercial Objectives:

It is an **objective** of the Council to:

RC1 – Encourage development of infill sites within the village centre as locations for retail, commercial and residential uses, having regard to the surrounding building uses in the area.

5.5 Employment and Economic Activity

Clonroche's strategic location within the County, its proximity to major towns such as Enniscorthy and New Ross, together with its role as a service provider and existing employment location affords the village a significant opportunity for inward investment and economic growth. Apart from the central commercial area, employment is also located along the eastern stretches of the N30, including engineering works, two aluminium window plants, milk intake plant, grain drying facilities, water drilling and soft fruit processing plants.

Employment and Economic Activity Policy

It is the **policy** of the Council to:

1. Facilitate and encourage the setting up of small and medium sized enterprises in close proximity to the village centre and the expansion of existing businesses.
2. Ensure that future development does not comprise the viability of existing facilities.
3. To provide sufficient & suitably located zoned land to promote economic activity in the area.

Employment and Economic Activity Objectives

It is an **objective** of the Council to:

EM1 - Facilitate home-based employment activities subject to the protection of the amenities of residential areas.

EM2 - Ensure that existing residential area and areas of sensitive environmental character are safeguarded from inappropriate new or expanded employment uses.

EM3 - Encourage the redevelopment of derelict sites and infill opportunity sites for employment uses along the N30 to create a more compact and sustainable form in close proximity to the services and facilities available within the village centre.

5.6 Community Facilities

The provision of adequate community facilities is an essential element of sustainable and balanced development. Community facilities include educational, religious, health, recreational and sporting needs and activities. A key objective of this plan is to ensure that the community needs of residents, both new and existing, can be provided and that expansion of the village will be accompanied by a corresponding expansion of community facilities.



Above: Clonroche Community Centre

Community Facility Policies

It is a **policy** of the Council to:

1. To facilitate and co-operate with other organisations in the provision of services for the community including, in particular, schools, crèches and other education and childcare facilities in parallel with future housing.
2. Facilitate the provision of health services and social facilities in the village.

5.7 Education

The existence of adequate education facilities can lead to the increased attractiveness of an area for the location of businesses and families and increased development and prosperity. Clonroche is currently served by one primary school, 'St. Aidan's'. This school fronts onto the N30 on the western edge of the village.

The table below shows the fluctuations in pupil numbers from 2004 to 2009.

School Year	2004/2005	2005/2006	2006/2007	2007/2008	2008/2009	Capacity
Pupil Numbers	95	100	115	120	120	Additional Capacity in new extension

Below: Clonroche National School



Construction is currently underway for a new staff room, three new resource rooms, one new class room and toilet facilities. This new extension adjoins the current building. There are currently three prefabs located on the school grounds. The classes from the

prefabs will be moved into the new extension when it is fully completed. The secondary level education needs of the local population are catered for by schools in the towns of Enniscorthy and New Ross.

Education Facilities Policies and Objectives

The LAP will provide for the future educational needs of the community through appropriate land use designations that will cater for any additional requirements in respect of the existing and future student populations.

The Council will also endeavour to ensure safe walking access and cycling access is achievable to these locations.

Education Policies

It is the **policy** of the Council to:

1. Facilitate the development of educational facilities and any additional specialist accommodation to meet the required needs of both current and future populations in co-operation with the Department of Education and Science and local school management boards and their guidance document "Provision of Schools and the Planning System, A Code of Practice for Planning Authorities, the Dept. of Education and Science and the DEHLG" (July 2008).

Education Objectives

It is an **objective** of the Council to:

E1 - Ensure the provision of appropriate sites within the village for the expansion of existing educational facilities, these appropriate sites can be seen on the accompanying Zoning Map (Community & Educational Uses).

E2 – Ensure no substantial residential development should proceed without an assessment of existing schools capacity or the provision of new school facilities in tandem with the development.

5.8 Childcare Facilities

The DoEH&LG's guidelines on childcare facilities emphasise the importance of local assessment of the need to provide such facilities at the local area plan stage, having regard to the provision of existing facilities in the area. The location of these facilities should be easily accessible for parents, and the facility may be combined with other appropriate community uses.

There is currently no childcare facility in the village. The closest facility is located in Raheen approximately 10km away. This facility offers full day care services. The primary school in Clonroche is currently looking into the feasibility of developing a pre-school facility for the village.

Childcare Policy

It is the **policy** of the Council to:

Require the provision of appropriate childcare facilities in accordance with the 'Childcare Facilities – Guidelines for Planning Authorities 2001' and the Wexford County Development Plan 2007-2013.

Childcare Objectives

It is an **objective** of the Council to:

CH1: Facilitate the development of childcare facilities where demand arises subject to satisfying applicable planning and engineering criteria.

CH2: Ensure the provision of appropriate childcare facilities on site in or within close proximity to new developments with convenient and safe access for all. Where possible such facilities should be located adjacent to or close by other facilities i.e. employment or neighbourhood centres.

5.9 Amenity, Recreation & Open Space

5.9.1 Natural Amenities

For a village the size of Clonroche availability of and ease of access to recreation and amenity facilities is an important factor in creating an attractive and quality place to live. It is important that all members of the local community, particularly children, the elderly and the disabled have access to public open space and sports facilities in order to enhance their quality of life. The recently issued guidelines for Planning Authorities

‘Sustainable Residential Development in Urban Areas’ December 2008 indicate that it will be necessary for planning authorities to take a more flexible approach to quantitative open space standards and put greater emphasis on the qualitative standards.

Below: Mature Tree on village outskirts



Clonroche has a strong rural character and its natural environment represents an important part of the village’s attractiveness as a place to live and work. This natural environment is significant and extends beyond the plan boundary to a wider landscape setting which includes the River Boro and Blackstairs Mountains. Both individual trees and groups of trees also contribute to the environmental quality of the village as does the existing hedgerow patterns on the approach roads to the village and in the surrounding rural landscape. It is an objective of the Local Area Plan to protect and improve the existing provision of open spaces both passive and active within the Village.

5.9.2 Sports and Social Scene

On the social scene music, theatre and sport have major roles. Hurling is the most popular field sport in the area Cloughbawn being the local senior club.

The club won the County Wexford Senior Hurling Championship some years ago and supplied two players to the Wexford All Ireland winning side.

Below: Clonroche Community Centre



Theatre is also very strong in the area which has an impressive supply of musicians, actors and producers from such a small population. Many musicians in the area are former Irish Champions in music and dance.

The Village has its own soccer club, playing in the Wexford League. There is also a large indoor and outdoor equestrian centre on the outskirts of the village.

5.9.3 Open Spaces

Existing smaller open space areas are located within the various housing estates. They are generally underutilised due to their location and as a result do not deliver their full potential as quality open space.

Below: Millennium Park



The Millennium Park is the principal public open space in the village. It is bound by an evergreen hedge on all sides with several deciduous trees also in place. The park can be accessed from the county road which runs along its eastern side. Agricultural land surrounds the rear and southern boundaries of the park. Car parking is located to the front of the site. The park is pristinely kept with several benches and picnic tables provided for the public.

The following policies and objectives will ensure the issue of Amenity & Recreation is addressed at a local level:

Amenity, Recreational & Open Space Policies

It is a **policy** of the Council to:

1. Co-operate with sports clubs, schools and community organisations in the provision of sports and recreational facilities and ensure that proposals for new recreational facilities provide good accessibility for local residents, pedestrians, cyclists and those affected by reduced mobility and do not detract from the character of the surrounding area, particularly residential areas.
2. To have regard to the open space standards as set out in the guidelines for planning authorities 'Sustainable Residential Development in Urban Area' DoEH&LG December 2008.
3. Ensure that the public open spaces identified within the Land Use Zoning Map are protected and if required sensitively developed.
4. Ensure that the biodiversity within and adjacent to the Plan area is protected and that no significant adverse affects are had on any designated nature sites in the area.
5. To ensure that any new proposed development seek to mitigate against possible pollution of the surface and ground waters within the Plan area having regard to Geological Survey of Ireland's vulnerability mapping as relevant for the Plan area.

It will be important for new developments to identify the need for adequate open space, recreational and children's play facilities as an integral part of development proposals.

5.10 Tourism

Clonroche's location at the foot of the Blackstairs Mountains and also due to its strategic location and the fact that it provides local services could attract a certain type of tourism to the area. The interplay of the Blackstairs Hills, the Boro River and the surrounding

Below: Tourist Walks



landscape will be promoted. A public walk exits to the east of the Canon Murphy Park housing estate, this walk stretches northwestward out of the village into the rural hinterland and provides stunning views of the Blackstairs Mountains.

The following policies are designed to strengthen the tourism role of Clonroche while protecting and improving the quality of all available resources.

Tourism Policies

It is a **policy** of the Council to:

1. Develop and maximise the tourism potential of Clonroche by facilitating the provision of visitor accommodation, the promotion of new environmentally sustainable tourism products and co-operating with the relevant bodies in the marketing and promotion of tourism in the area.
2. Facilitate tourism activities including eco-tourism, health centres, fishing, horse-riding, walking and cycling and facilities that relate to the special qualities of the surrounding natural environment.
3. Improve the signposting of scenic walks, riverside trails and heritage features.

5.11 Protected Views

There are a number of important views within or on the main approach roads into the village that contribute to the character and visual amenity of Clonroche as shown on Map No. 3. These views are mostly along the approach roads into the village and have a special landscape and heritage context within the village.

Protected Views Policies:

It is the **policy** of the Council to:

1. Safeguard the views shown on Protected Views Map No. 3. There will be a presumption against any development that would adversely affect the views of the village or would be detrimental to the visual amenity of the area.

5.12 Village Centre

Clonroche has a small village centre located from the edge of the petrol station on the western side of the village to Tectors funeral home on the eastern side. The village centre is a vibrant location, with many commercial uses and facilities which serve the local



Above: Aerial view of Clonroche Village

population. As the centre of the settlement is developed along the N30 large traffic volumes continuously pass through this area. The Council will seek to protect and enhance this villagescape quality and ensure that proposals for development within the village centre area respect the general height, scale, building line, plot width, architectural quality and village streetscape.

Village Centre Policies

It is a **policy** of the Council to;

1. Maintain the mixed use character of the village centre.
2. Encourage the integration of residential areas within the village centre.
3. Provide for anticipated car parking and commercial delivery demands within the village centre.
4. To ensure that proposals for development within the village centre area respect the general height, scale, building line, plot width, architectural quality and streetscape.
5. To encourage refurbishment and in-fill development such that the existing character of the streetscape is maintained.
6. Strictly control advertising and encourage the removal of signage which is visually obtrusive or out of scale with the character of the village.

5.13 Transportation, Infrastructure and Accessibility

The provision of good quality infrastructure is essential to the economic, social and cultural development of the village. The planning authorities will seek to encourage patterns of economic growth, which can achieve maximum transport efficiency and the least possible environmental impact.



Above: Entrance to the village

5.13.1 Access and Movement

Clonroche's rural location means that it is dependent on road transport, primarily the private car. The majority of vehicular movement in the village occurs through Main Street (N30) which is the main route connecting Enniscorthy and New Ross and at the county road junctions intersecting Main Street in the village centre. The proposed by pass road to the south of the village is shown on Map no. 4 to the rear of this Plan, this new road is expected to alleviate the heavier vehicular traffic from the village.

On street parking is available on the main street and on the county road in the vicinity of the community centre in the village centre. This should remain as is, as it not only brings life to the village centre but also acts as a natural traffic calming measure.

A commuter bus service run by Bus Eireann operates through the village of Clonroche on the Dublin to Waterford City route, with four services daily to Waterford Bus Station and also four services daily to Dublin Busáras, including early morning services. A Rural Bus service also operates from the village every Thursday morning, which provides transport from Clonroche through the local villages all the way to Wexford Town.

The Local Area Plan will support and facilitate the implementation of the traffic management measures in the village and in particular on Main Street by the County Council, Gardaí and the local community to address the fast flowing traffic environment within the centre of the village generally through a variety of measures aimed at improving the pedestrian and vehicular environment.

Transport, Infrastructure and Accessibility

It is the **policy** of the Council to:

1. Work closely with public transport providers to enhance the provision of public transportation services and to support and facilitate rural community transport initiatives where possible, aimed at providing new services through the village.
2. Reserve land for the proposed bypass route to the south of the village and prevent development on land reserved for the preferred route or in a location that would compromise the construction of such a route.
3. Ensure a Traffic and Transport Assessment and Road Safety audit is carried out for all new developments outside the 50kph speed limit within the LAP boundary. These assessments will address the carrying capacity, safety and operational efficiency of the national road network.
4. Investigate the possibility of improved access to the primary school if any further buildings on the site increase the capacity of the school.

5.13.2 Pedestrian Accessibility

As Clonroche is located on the busy N30 national route, large volumes of traffic pass through the village. Therefore, the existing pedestrian crossing on Main Street is of utmost importance for pedestrian movement from one side of the village to the other.

Below: Pedestrian Crossing on N30



Pedestrian Accessibility Policies

It is a **policy** of the Council to;

1. Seek to improve road safety for all road users by improving road and footpath surfaces, markings and lighting.
2. Ensure that all footpaths have ramps at kerb corners for pram and wheelchair access and tactile ground indicator tiles for vision impaired pedestrians at crossing points.
3. Ensure that the location of street furniture does not obstruct footpaths.
4. Ensure that pedestrian links from and between existing and new developments to local services are direct, have adequate street lighting and passive surveillance.

5.13.3 Car Parking

There is on street car parking throughout the village centre. Any new developments will be required to provide adequate off-street car parking in line with the car parking standards required by the Wexford County Development Plan 2007-2013.

Car Parking Policies

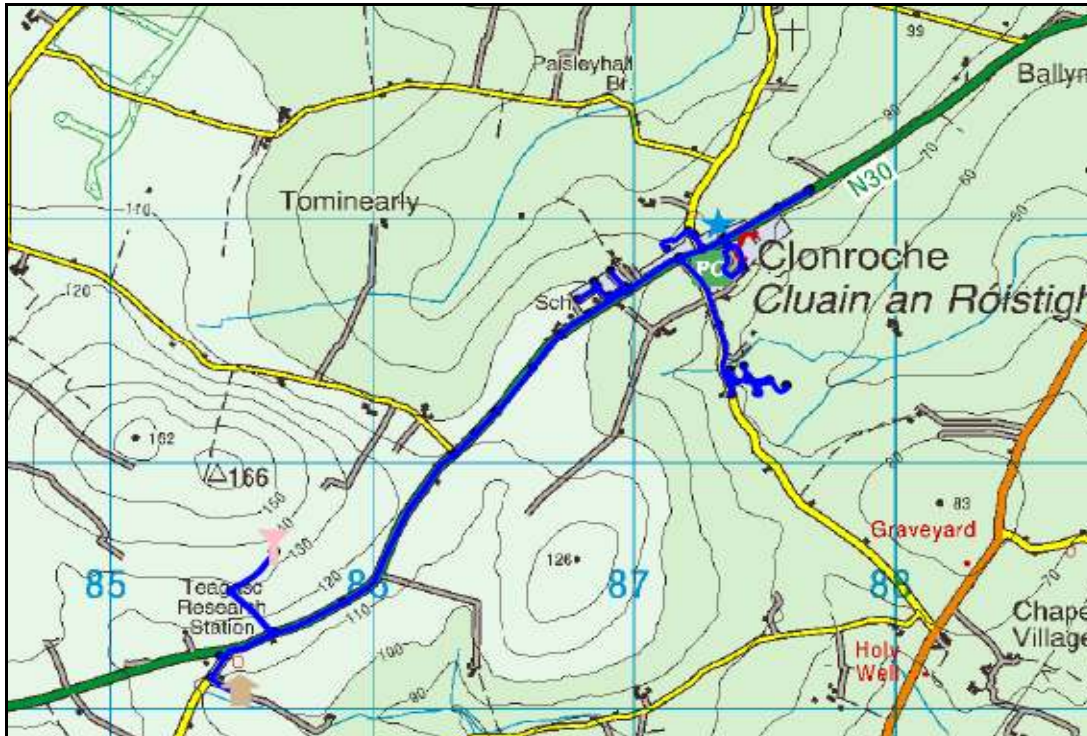
It is an **policy** of the Council to;

1. Facilitate the development of any required additional car parking facilities at suitable locations.
2. Ensure that new development provides for adequate off-street parking in accordance with the parking standards contained in the Wexford County Development Plan 2007-2013.

5.14 Wastewater Treatment Capacity and Water Supply

In order to accommodate future population and economic growth, it will be necessary to upgrade both the existing wastewater and water supply facilities serving the village. Clonroche is currently served by one wastewater treatment plant which is located on the county road leading southwards out of the village.

The current wastewater treatment plant consists of Primary Settlement with Secondary Aeration. The plant is designed for 800 PE and is at capacity. Additional capacity was made available but this has been assigned to a local authority housing development and a nine house private development. Future population growth in the village will depend on the upgrading of the wastewater treatment works.



Above: Map demonstrating water supply to Clonroche Village

The water supply scheme in the area covers some 4 km² and supplies the 356 population of Clonroche village. The water supply comes from two boreholes situated to the south west of Clonroche, pumping to a service reservoir that then supplies the village by gravity. Chlorination treatment at the boreholes and a flowmeter has been installed with datalogger for water conservation purposes.

Wastewater Treatment & Water Supply Policies

It is a **policy** of the Councils to;

1. Protect existing groundwater aquifers and surface waters from pollution.

Wastewater Treatment & Water Supply Objectives

It is an **objective** of the Councils to;

WW1 – Seek to upgrade the existing wastewater treatment facilities to 2,500 PE to cater for 25 years future development.

5.15 Flooding / Climatic Factors



Above: Areas Liable to Flooding OPW

Development will not be encouraged in areas historically prone to flooding. Where development proposals are made for such areas the Council will require that a suitably qualified engineer carry out a flood risk / catchment analysis for the development. In consideration of the potential consequences of flooding, Wexford County Council recognises the need for a precautionary approach to development in flood risk areas in accordance with the principles of sustainable development and the likely impacts of climate change. The Council will therefore strive to minimise flood risk by aiming to ensure that new developments are not susceptible to flooding or cause or exacerbate flooding. The OPW do not identify any specific flood points in Clonroche Village, the nearest area of multiple/recurring flooding is located 2km to the northeast of the village.

Flooding/Climatic Factors Policies

It is a **policy** of the Council to;

1. Ensure that development should not itself be subject to an inappropriate risk of flooding nor should it cause or exacerbate such a risk at other locations. Developers and the Planning Authority will have regard to the new Government guidelines for planning authorities 'The Planning System and Flood Risk Management' September 2008 in regard to any new development.
2. Seek to ensure that sustainable and environmentally friendly drainage systems such as Sustainable Urban Drainage Systems (SUDS) are incorporated into larger developments.

5.16 Waste Management

Clonroche currently has a recycling facility that caters for the existing demand for recycling glass and cans. This service will need to be expanded to accommodate the additional waste recycling needs for an increased population.

Below: Recycling facilities



Waste Management Policies

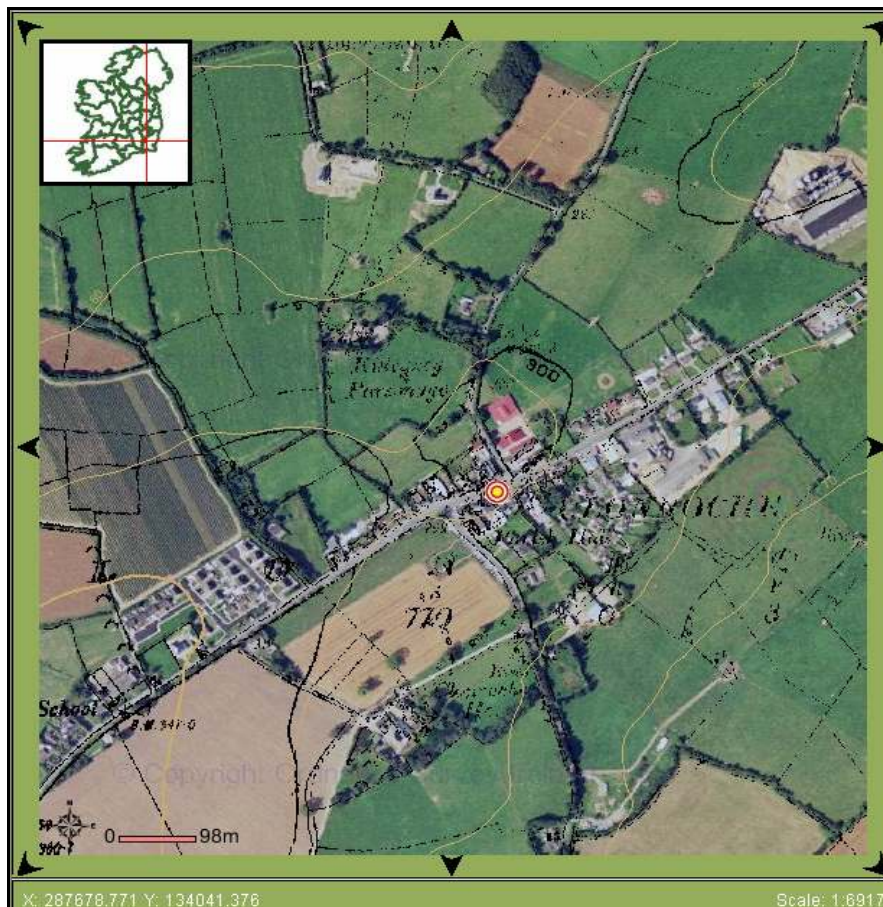
It is the **policy** of the Council to:

1. Require the provision of recycling facilities and adequately screened waste storage areas for new residential and commercial developments.
2. Continue to promote recycling and the minimisation of waste and work with the community in the maintenance and provision of refuse disposal services and recycling facilities.
3. Encourage the recycling of materials from all waste sources and promote the principles of waste prevention and minimisation with local businesses, schools and residents' associations.

5.17 Archaeological Heritage

The National Monuments Acts 1930-2004 provide for the protection of the Archaeological Heritage in Clonroche. Archaeological heritage is a unique and special resource and needs to be conserved sensibly. Monuments protected under the Act include prehistoric monuments and any monuments and place associated with commercial, cultural, economic, industrial, military, religious or social history.

There is one monument located in Clonroche, a well located in the centre of the village; its location is demonstrated on the aerial photograph below.



Above: National Monument location in Clonroche Village -

<http://www.archaeology.ie/smrmapviewer/mapviewer.aspx>

SMR (Sites & Monument Record) No.	Classification	Townland	Village Boundary
WX025-051	Well - A structure enclosing or providing access to a water source. These date from the medieval period (5th-16th centuries AD) onwards.	Clonroche	Inside

The Council will ensure that features or items of archaeological interest and recognised areas of archaeological potential are suitably safeguarded from inappropriate development that would adversely affect and/or detract from the interpretation and setting of these sites.



Archaeological Heritage Policies

It is a **policy** of the Council to;

1. Have regard to the Record of Monuments and Places (RMP) & Sites & Monuments Record (SMR), when dealing with planning applications for development or threats to recorded items.
2. Ensure development shall be controlled in the vicinity of a recorded feature where it detracts from the setting of the feature or where it is a feature seriously injurious to its cultural or educational value. In all such cases the Councils shall consult with the National Monuments Section of the Department of Environment, Heritage and Local Government (DoEHLG).
3. Promote public awareness of the rich archaeological heritage in the area.

5.18 Development Management Standards & Guidelines

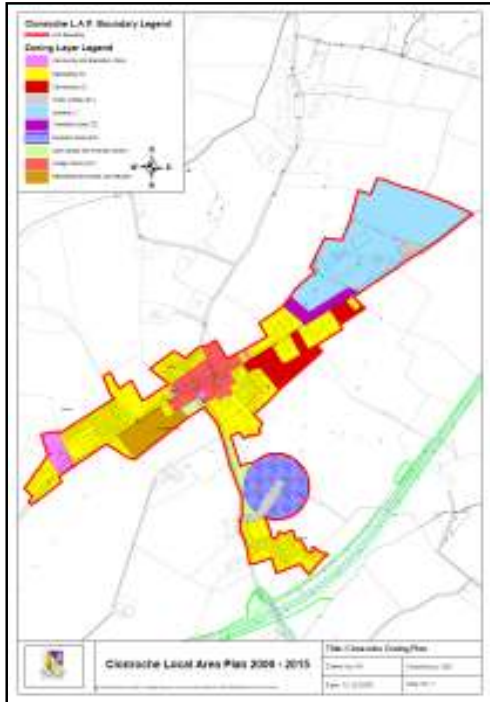
The current Wexford County Development Plan 2007-2013 establishes development management standards and recommendations for development within the Council's administrative area. The development management standards in the Wexford County Development Plan will be applicable throughout the Clonroche plan area.

These standards are intended to give an indication of the criteria the Council will take into account when assessing applications for new developments. These standards and guidelines are complimentary to the overall development strategy and the individual objectives of the relevant development plans and local area plans.



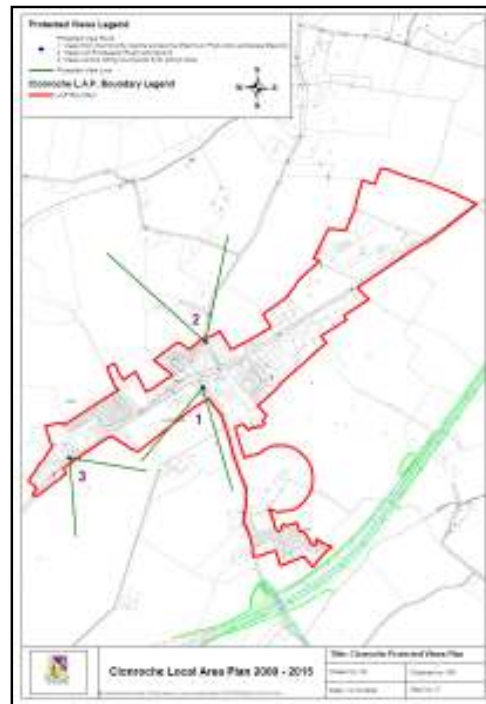
The Clonroche Local Area Plan 2009-2015 shall be read in conjunction with the Wexford County Development Plan 2007-2013. In particular, regard shall be had to Section 10 -'Development Standards and Guidelines' which will be applied to any development proposal within the Local Area Plan boundary.

APPENDIX



Above: Clonroche Local Area Plan 2009-2015 Zoning Map

Below: Clonroche Local Area Plan 2009-2015 Protected Views



Map 1 – Clonroche Local Area Plan 2009-2015 Zoning Map

Map 2 – Clonroche Local Area Plan 2009-2015 Aerial Photograph

Map 3 – Clonroche Local Area Plan 2009-2015 Protected Views

Map 4 – Proposed Clonroche Bypass