



# **Clonroche Local Area Plan 2009-2015**

**Report of the Manager on the Extension of the Duration of  
the Clonroche Local Area Plan 2009-2015**

**Prepared pursuant to Section 19(1)(e)(ii) of the Planning  
and Development Act 2000 (as amended)**

**May, 2014**



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## 1.0 Introduction

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### 1.1 Background

The Clonroche Local Area Plan 2009-2015 (hereon referred to as the LAP) is the main public statement of planning policies and objectives for the village of Clonroche. The LAP was adopted by Wexford County Council on the 12<sup>th</sup> October 2009 and is used to guide the assessment of all development proposals in the plan area.

The LAP has a lifetime of six years and would be due to expire on the 11<sup>th</sup> October 2015. The Planning Authority may decide to make a new LAP, amend or revoke the existing LAP before then. The first act of making, amending or revoking of any LAP is the issuing/publishing of notices under Section 20(3)(a)(i) of the Planning and Development Act, 2000 (as amended).

However, the Planning and Development (Amendment) Act 2010 introduced a new section, Section 19(1) (d), which allows for a planning authority, as they consider appropriate, by resolution to defer the issuing/publishing of said notices for a further period not exceeding five years, thereby effectively prolonging the duration of the LAP.

The resolution must be made not more than five years after the making of the previous LAP. The Clonroche Local Area Plan (LAP) was made by the Members of Wexford County Council on the 12<sup>th</sup> October 2009 and therefore such a resolution must be passed before the **11<sup>th</sup> October 2014**.

## **1.2 Process**

Where the Planning Authority considers that it would be appropriate by resolution to defer the sending of the notices, the Members of the Planning Authority shall:

- (i) Notify the Manager of the decision of the Authority to defer the sending and publishing of the notices, giving the reason therefore, and
- (ii) Seek and obtain from the Manager:
  - a) an opinion that the LAP remains consistent with the objectives and core strategy of the relevant development plan,
  - b) an opinion that the objectives of the LAP have not been substantially secured, and
  - c) confirmation that the sending and publishing of the notices may be deferred and the period for which they may be deferred

Having received the report of the Manager, the Members may determine that it would be appropriate to defer the sending of the notices for an agreed time giving reasons therefor.

## **1.3 Purpose of this Report**

This report examines whether it would be appropriate to defer commencement of the review of the existing LAP. This will require an examination of:

- a) whether, in the opinion of the Manager, the LAP remains consistent with the objectives and Core Strategy of the current Wexford County Development Plan 2013-2019 (hereon referred to as the Plan), and
- b) whether, in the opinion of the Manager, the objectives of the LAP have or have not been substantially secured

This report is laid out as follows:

- (1) an analysis of the content of the existing LAP vis-à-vis the Core Strategy of the Plan with regard to the following:
  - Settlement Strategy and associated settlement hierarchy
  - Population allocation and residential zoning
  - Service infrastructure

- Retail Strategy

(2) an analysis of the policies and objectives of the LAP to determine if they are consistent with the Plan, and

(3) an analysis of whether or not the objectives of the LAP have been substantially secured

## **2.0 Consistency with the Wexford County Development Plan 2013-2019**

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### **2.1 Core Strategy in the Wexford County Development Plan 2013-2019**

The purpose of the Core Strategy is to present a medium to long term evidence-based strategy for the spatial development of the county. It must show that the development objectives in the Plan, are consistent as far as practicable, with national and regional development objectives set out in the National Spatial Strategy (NSS) and Regional Planning Guidelines for the South-East Region 2010-2022 (SERPGs).

The Core Strategy sets out the Settlement Strategy and Settlement Hierarchy for the county. It defines the role of the settlements and aims to further develop the county's strong network of settlements to support the balanced development of the county's urban and rural areas.

The Core Strategy allocates population targets to the towns, villages and rural areas in the hierarchy and details the quantum of zoned land required to accommodate the population targets.

#### **2.1.1 Clonroche and the Wexford County Development Plan's Core Strategy**

The Development Strategy for Clonroche as set out in the LAP is to "ensure that the village develops as a sustainable balanced settlement with appropriate amounts of residential, commercial, industrial and recreational development while also protecting its archaeological and built environment". The LAP supports the development of Clonroche as a self-supporting community. It outlines that the lands zoned for residential development were carefully chosen to allow for the sequential development of lands closest to the village centre. The LAP includes policies and objectives to maintain the role of Clonroche as an important service centre for the surrounding rural hinterland and to encourage the expansion of retail and commercial services to meet the needs of the existing and future population.



The Settlement Hierarchy set out in the Core Strategy designates Clonroche as a Strong Village<sup>1</sup>. The Strategy outlines that these villages have established populations with the potential to support additional growth and seeks to consolidate these villages by concentrating new growth in the village centres.

### **Population Allocation and Land Use Zoning**

The Core Strategy does not identify a population allocation or a quantum of residential zoned land for each individual Strong Village. Instead, it provides a combined figure for Strong Villages, Smaller Villages and Rural Areas to be appropriately allocated between them.

There is currently 1.8ha of undeveloped residential zoned land in the LAP area. At a density of 13.5 units per hectare, this would provide 24 residential units. The lack of wastewater infrastructure will unfortunately inhibit development potential, and to this end, the residential zoning provisions in Clonroche are considered adequate for the current lifetime of the LAP and the possible extended lifetime.

As set out in Objective SS23<sup>2</sup> of the Core Strategy, the Council will apply the sequential approach to the development of residential land, focusing on the development of lands closest to the village centre first. The subject lands in Clonroche are located in close proximity to the village centre, and would comply with the sequential approach.

### **Service Infrastructure**

The LAP states that the current wastewater treatment plant in Clonroche is designed for 800 P.E. and is at capacity. No upgrade works of any significance have taken place to date and nor are there any plans to do so in the near future. As outlined

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<sup>1</sup> There are references in the LAP to Clonroche being a 'District Growth Area'. At the time of making the LAP, it was so designated in the County Development Plan 2007-2013. While the current County Plan has renamed it to Strong Village, its role within the Settlement Strategy for the county remains the same.

<sup>2</sup> Objective SS23 reads: It is the policy of the Council to ensure that new residential development complies with the sequential approach to the development of land which is focus on developing of lands closest to the village centre first.

above this will unfortunately inhibit development potential, particularly having regard to the fact that Objective SS22 in the Plan states the following:

It is the objective of the Council to encourage new residential development in accordance with the Core Strategy and Settlement Strategy and subject to compliance with normal planning and environmental criteria including the availability of adequate wastewater treatment capacity and the development management standards in Chapter 18.

### **Retail Strategy**

The Core Strategy outlines that the development of retail services in Strong Villages will be focused on providing support services for their respective populations and rural hinterlands. The policies and objectives in the LAP are consistent with this designated role.

#### **2.1.2 Clonroche and the Objectives of the Wexford County Development Plan**

The policies and objectives in the LAP have been cross-referenced with the objectives in the Plan. The policies and objectives are substantially consistent with those of the Plan. It should be noted that if there is a policy/objectives which is not consistent, the objective in the Plan takes precedence as it is the 'parent' plan.

The Spatial Planning and National Roads-Guidelines for Planning Authorities (NRA and DECLG, 2011) state it is national policy is to avoid the creation of any additional access points from new development or the generation of increased traffic from existing accesses to national roads to which speed limits greater than 60 kmh apply. However, the Guidelines do allow for the application of a less restrictive approach in exceptional circumstances when preparing a plan for an area. Objective T20(3) of the Wexford County Development Plan 2013-2019 identified a stretch of roadway within the Clonroche LAP where an entrance which will directly access onto the national network may be considered. The lands surrounding the identified area in the LAP are zoned for employment generating industry uses and partially abut the 60kmh speed limit. As such, the development of the industrial zoned land can be considered in line with the current standards on national roadways.

Having regard to the foregoing, it is considered that the Clonroche LAP remains consistent with the objectives and Core Strategy of the Wexford County Development Plan 2013-2019.

## **3.0 Assessment of whether the Objectives in the Clonroche Local Area Plan have been secured**

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### **3.1 Securing of Policies and Objectives in the Local Area Plan**

The policies and objectives in the LAP are set out under a number of separate sections ranging from population, village centre, employment and economic activity to transportation and infrastructure, wastewater treatment and water supply and flood risk management. While discussed separately all the sections are inter-related and the securing of the policies and objectives under one section is likely to be dependent on another section.

The securing of many of the policies and objectives in the LAP are for the most part linked to new development proposals in the plan area, for example, policies and objectives relating to housing, employment and economic activity, infill development, retail and commercial and amenity and recreational open space

To date, and largely due to the current economic situation, there have been limited development proposals or development activity in the plan area. Since the LAP was made nine planning applications have been granted planning permission;

- Six planning applications related to minor works to dwelling houses,
- One application was for the retention of a change of use from public house to two retail units;
- Retention permission was granted for a lattice antenna support structure, and
- Permission was granted for a 12000 tonne grain store, grain intake building, weighbridge office, weighbridge and all associated site works.

As such, the lack of significant planning applications has delayed the implementation and securing of the LAP's policies and objectives.

As outlined in Section 2.1, the capacity constraints associated with the village wastewater treatment infrastructure will impede development opportunities in the LAP area until such time as this infrastructure is upgraded. Objective WW1 in the

LAP seeks to upgrade the existing wastewater treatment facilities to cater for 2,500P.E. Given the position of this settlement in the Settlement Hierarchy and its associated role in the Settlement Strategy it is important that this upgrading is carried out as this in turn would allow for the securing of the LAP's policies and objectives during the extended lifetime of the Plan.

## 4.0 Conclusion

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### 4.1 Conclusion

Based on the findings of this report, it is the opinion of the Manager that:

- the provisions of the Clonroche LAP 2009-2015 are substantially consistent with the objectives and Core Strategy of the Wexford County Development Plan 2013-2019,
- the objectives of the LAP have not been substantially secured, and
- accordingly, it is appropriate to defer the sending of the notices under Section 20(3)(a) of the Planning and Development Act 2000 (as amended) for a period of five years until the 12<sup>th</sup> October 2019.

### 4.2 Next Stage

Having regard to the above, the Members may determine that it would be appropriate to defer the sending of the notices to review the LAP for an agreed time period.

The Members must notify the Manager of the decision to defer the sending of the notices giving the reasons therefore. Notification of the resolution must also be published in the local newspapers not later than 2 weeks after the resolution is passed, placed on the Authority's website and made available for inspection by members of the public during office hours of the Planning Authority.